

2002 0349

IGSL

City of Lompoc

INSTITUTE OF ENVIRONMENTAL
STUDIES LIBRARY

APR 26 2002
UNIVERSITY OF CALIFORNIA



General Plan

Cover Photograph
Courtesy of
Bruce Fall

**CITY OF LOMPOC GENERAL PLAN
TABLE OF CONTENTS**

	Page
Introduction	Introduction - 1
Vision Statement.....	Introduction - 2
Land Use.....	Land Use - 1
Circulation.....	Circulation - 1
Housing.....	Housing - 1
Housing: Existing Conditions.....	Housing - 12
Housing: Appendices.....	Housing - 75
Parks and Recreation.....	Parks & Recreation - 1
Public Services.....	Public Services - 1
Urban Design.....	Urban Design - 1
Resource Management.....	Resource Management - 1
Noise.....	Noise - 1
Safety.....	Safety - 1
SOCIO-ECONOMICS APPENDIX.....	Socio-Economics - 1

INTRODUCTION

The Lompoc General Plan is a comprehensive statement of goals and policies relating to the development of the community, the management of potential hazards, and the protection of natural and cultural resources within its study area. The General Plan directs Lompoc's future by expressing community desires and by providing the basis for regulations to protect and enhance the community's quality of life for future generations. The General Plan serves as a benchmark in a dynamic planning process intended to shape the City in a manner which reflects the desires of all community members. These desires are summarized in the vision statement set forth below.

VISION STATEMENT

Lompoc is committed to protecting the unique and positive existing aspects of the community for future generations while accepting the challenges associated with seeking improvement in areas of current concern. Lompoc's vision is of an economically prosperous, compact urban place nestled among natural hillsides with undisturbed ridgelines, adjacent to wide expanses of fertile agricultural land, and straddling the biologically-rich Santa Ynez River. The community will continue to protect its rural setting by promoting sustainable use of resources. The city will also continue to be a safe, healthy, attractive, socially-inviting, and affordable place in which to live, work, gather, and play. The city will be composed of a vibrant downtown, varied commercial and industrial opportunities, plentiful parks and recreational amenities, and comfortable neighborhoods. The community will maintain an integrated transportation network which facilitates safe and efficient auto, bus, bicycle, air, rail, and pedestrian travel. The city's public services will continue to be reliable, convenient, and cost-effective. Equal opportunity and the maximization of human potential for all racial, ethnic, and economic segments will continue to be supported. The city's quality of life will continue to be closely guarded by residents mindful of a rich past and enthusiastic about a promising future.

GOALS, POLICIES, AND IMPLEMENTATION MEASURES

Goals, Policies, and Implementation Measures set forth in the City of Lompoc General Plan serve to communicate the objectives of the General Plan. Any statements regarding desired service levels, operational standards, or public improvements are guidelines and are not intended to create a mandatory duty for the City to provide such services or improvements.

MITIGATION MONITORING PROGRAM

To comply with the requirements of Section 21081.6 of the California Environmental Quality Act (CEQA) which calls for a mitigation monitoring program, mitigation measures of the Final Environmental Impact Report (EIR) for the General Plan Revisions (General Plan Amendment No. GP 94-01) have been incorporated into the City's General Plan as Policies and Implementation Measures. Each mitigation measure is referenced in brackets following the appropriate Policy or Implementation Measure.

Monitoring will be conducted on an annual basis pursuant to Section 65400 of the California Government Code. Inclusion of mitigation measures in the General Plan and annual monitoring serves to fulfill the requirements of Public Resources Code 21081.6.

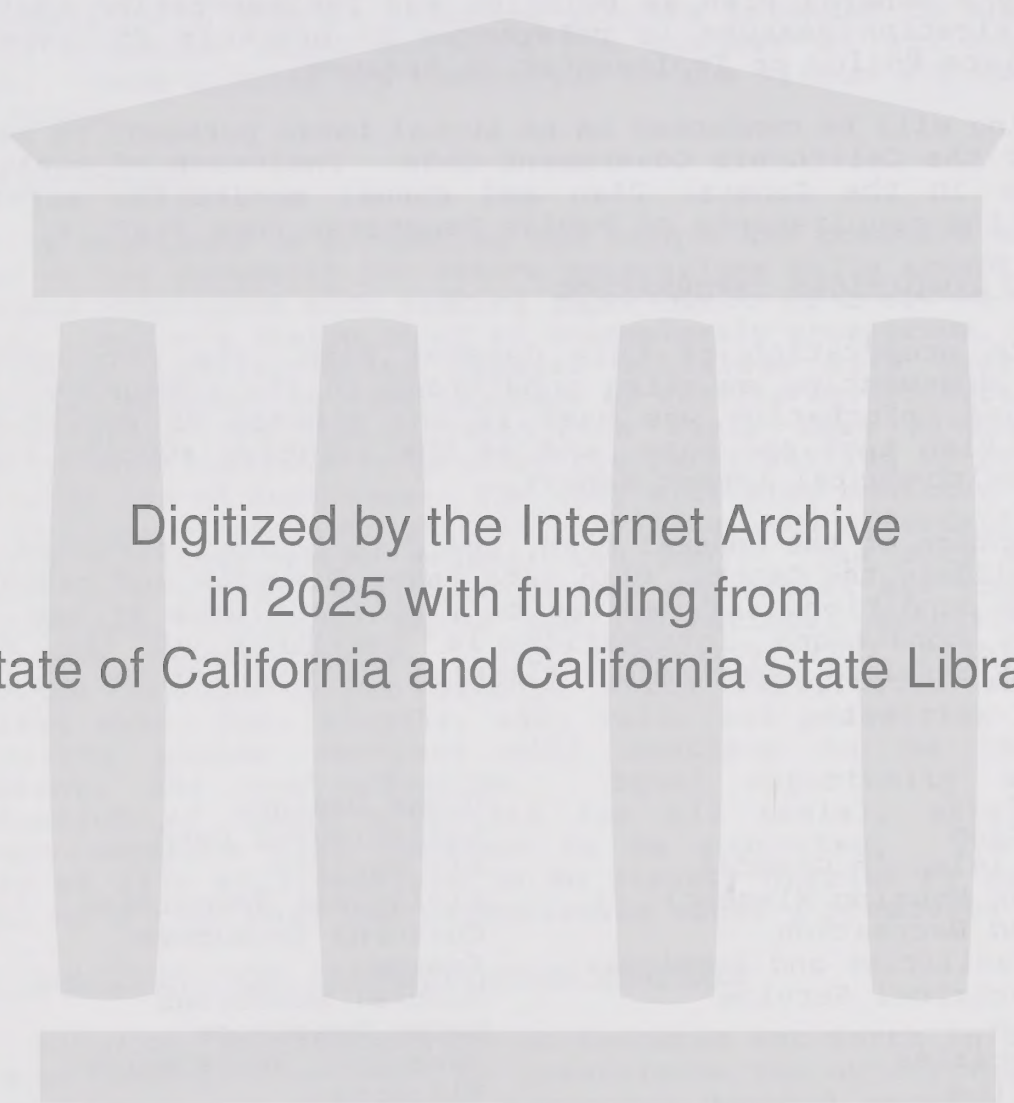
EXISTING CONDITIONS INFORMATION

Prior to preparation of this General Plan, the City compiled reports documenting existing conditions in the community. This background information was used in the process of drafting the General Plan text and maps, and as the existing setting for the Final Environmental Impact Report.

Upon adoption of the General Plan, the City Council directed staff to consolidate the General Plan into fewer Elements and remove the existing conditions information to facilitate ease of use. The existing conditions information is available at the City's Community Services Department - Planning Division for the following topics:

Land Use
Circulation
Housing (also in General
Plan Housing Element)
Parks and Recreation
Public Facilities and Services:
Electrical Service
Fire
Libraries
Police
Public Buildings
Schools
Sewer Service
Solid Waste
Storm Drainage
Water Service

Urban Design
Agricultural Land
Air Quality
Biological Resources
Cultural Resources
Energy
Mineral Resources
Water Resources
Emergency Preparedness
Flooding
Hazardous Materials
Noise
Seismic/Soils
Wildland Fires



Digitized by the Internet Archive
in 2025 with funding from
State of California and California State Library

<https://archive.org/details/C101747046>

LAND USE

GOALS / POLICIES / MEASURES

GOALS / POLICIES

Authority

The Land Use Element is a mandatory element of the general plan. Section 65302(a) of the Government Code states that the Land Use Element must designate "the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan."

Goal 1 **Maintain a compact urban form and growth pattern which provides adequate space to meet housing, employment, business, and public service needs.**

Policy 1.1 **The City shall identify an Urban Limit Line which delineates the City's future boundaries and service area.**

Policy 1.2 **The City shall encourage development of underdeveloped and vacant land within its boundaries; and shall oppose urbanization of agricultural lands east of the City and west of Bailey Avenue, unless necessary to protect environmental resources.**

Policy 1.3 **The City shall encourage Santa Barbara County and the Local Agency Formation Commission to plan urbanization within municipalities in order to protect prime agricultural land outside the Urban Limit Line and to efficiently utilize public infrastructure.**

Goal 2 **Protect and enhance the quality of life of Lompoc residents through the creation and maintenance of affordable, attractive, and well-served residential neighborhoods.**

- Policy 2.1 The City shall encourage residential developments to provide convenient access by pedestrians and bicyclists to commercial areas.
- Policy 2.2 The City shall protect residential neighborhoods from encroachment by adverse or incompatible non-residential uses and impacts associated with those non-residential uses.
- Policy 2.3 The City shall prohibit new land uses within or adjacent to residential neighborhoods when such land uses would adversely affect the character of the neighborhood.
- Policy 2.4 The City shall require provision of permanent buffer areas as part of new residential development adjacent to areas designated for commercial or industrial uses.
- Policy 2.5 The City shall encourage creative site designs in residential developments which address natural constraints and protection of aesthetic qualities.
- Goal 3 Provide and maintain opportunities for a diversity of commercial and industrial enterprises to meet the goods, services, and employment needs of Lompoc Valley residents, as well as to attain a balance of employment and housing within the Lompoc Valley.
- Policy 3.1 The City shall ensure that a sufficient and balanced supply of land continues to be available for residential, commercial, and industrial uses.
- Policy 3.2 The City shall encourage mixed-use development in appropriate areas to provide opportunities for a jobs and housing balance at the community and neighborhood level.
- Goal 4 Maintain high-quality public facilities and services.
- Policy 4.1 The City shall ensure that a sufficient supply of land continues to be available for community facility and institutional uses.
- Policy 4.2 The City shall allow development only in areas where adequate public facilities and/or services will be available at the time of development.

- Policy 4.3 The City, in cooperation with the Lompoc Unified School District, shall continue to identify adequate school sites on the Land Use Element map.
- Policy 4.4 The City shall ensure that the effect of airport activities on sensitive land uses is minimized.
- Policy 4.5 The City shall ensure that land uses in the vicinity of the Lompoc Airport are compatible with current and planned airport operations.
- Policy 4.6 The City shall continue to allow places of religious assembly to locate in areas where traffic, parking, and neighborhood conditions permit.
- Goal 5 Protect the Lompoc Valley's natural resources.**
- Policy 5.1 The City shall maintain Open Space designations for areas used for the preservation of scenic beauty, natural resources, or outdoor recreation; or the managed production of resources; or the protection of public health & safety.
- Policy 5.2 The City shall protect prime agricultural lands east of the City and west of Bailey Avenue.
- Policy 5.3 The City shall minimize the density of development adjacent to productive agricultural soils.
- Policy 5.4 The City shall minimize conflicts between agricultural and urban uses.
- Policy 5.5 The City shall require provision of permanent buffer areas as part of new residential development adjacent to areas designated for agriculture.
- Policy 5.6 The City shall maintain a compact urban form.
- Policy 5.7 The City shall designate groundwater recharge areas as Open Space and protect those areas from incompatible uses.
- Policy 5.8 Development proposals in the vicinity of natural objects that have unique aesthetic significance shall not be permitted to block, alter, or degrade existing visual quality without the provision of suitable

visual enhancement. This may include open space, eucalyptus groves, or vegetation that serves as a view corridor or has important visual attributes. Development proposals shall be sited to ensure that these features are retained or replaced to the extent feasible, resulting in minimal view impairment. [Final EIR Urban Design Mitigation Measure 1a]

Policy 5.9 Plantings that serve to screen views of residential development, or that help to maintain a natural-appearing landscape, shall be retained to the extent feasible. Such plants could be thinned selectively if thinning would improve view corridors or protect public health, safety, and welfare. If specific trees are removed, such as eucalyptus trees, replacement trees at the appropriate density (native species when possible) shall be substituted to provide suitable screening while retaining important view corridors. [Final EIR Urban Design Mitigation Measure 1b]

Goal 6 Protect the community against natural and man-made hazards.

Policy 6.1 The City shall maintain Open Space designations for areas that require special management due to hazardous, safety, or public health considerations.

Policy 6.2 The City shall maintain an Open Space designation for all areas in which topographic, geologic, or soil conditions indicate a significant danger to future occupants.

Goal 7 Preserve and protect the highest quality agricultural soils.

Policy 7.1 The City shall encourage Santa Barbara County to protect the most productive agricultural (Class I & II) soils in the region.

Policy 7.2 The City shall maintain a compact urban form.

Goal 8 Protect and encourage agricultural-support businesses.

Policy 8.1 The City shall assist agriculture-support businesses to expand and/or relocate in the Lompoc Valley.

Policy 8.2 The City shall work with Santa Barbara County to protect agricultural areas from theft and vandalism.

- Policy 8.3 The City shall encourage agricultural education programs conducted by local farming organizations.
- Policy 8.4 The City shall encourage the use of sustainable agricultural practices, including organic farming.
- Goal 9 **Preserve the continued production of specialty crops which are unique to the region.**
- Policy 9.1 The City shall protect and enhance the flower industry, as well as other specialty crops.

IMPLEMENTATION MEASURES

- Measure 1 The City shall amend the Zoning Ordinance to provide provisions for mixed-use development. [Policy 3.2]
- Measure 2 The City shall periodically consider the need for a development priority system to ensure orderly growth and development within the Urban Limit Line. The development priority system shall regulate the rate, location, and type of urban growth within the existing natural resource constraint setting. Underdeveloped and vacant land within the existing City boundaries would have the highest development priority.
- Measure 3 The City shall amend the Zoning Ordinance to provide performance standards regarding issues such as noise, dust, traffic, light, and glare. [Policies 2.2, 4.4, 4.5 and 4.6,]
- Measure 4 The City shall explore a general plan referral agreement with Santa Barbara County to permit the City to review proposed developments in the unincorporated areas near the City (pursuant to GC Section 65919 et seq.). [Policies 1.3, 4.2, 4.5 5.2, 5.4, and 5.5]
- Measure 5 The City shall amend the Zoning Ordinance to establish standards for the location of child care centers in all appropriate non-residential zones of the city. [Policies 3.1, 3.2]
- Measure 6 A Specific Plan shall be prepared to ensure the coordinated development of the Bailey Avenue Corridor, as shown on the map entitled "Bailey Avenue Corridor Boundaries", prior to approval of any tentative subdivision maps or development plans in the Bailey Avenue Corridor. Tentative subdivision maps and/or development plans may be approved for properties which were within City Limits as of June 1, 1999 provided

the design of the development demonstrates compliance with all applicable General Plan goals and policies, particularly those requiring establishment of buffer areas between new development and agricultural lands.

- Measure 7 The City shall amend its Zoning Ordinance to require that planned industrial and commercial uses be buffered by landscaping, parking, distance and/or transitional land uses from residential uses, open space, and schools. [Final EIR Land Use Mitigation Measure 1a]
- Measure 8 All property owners located within an Airport Safety Area identified in the Santa Barbara County Airport Land Use Plan shall be aware through legal notice, that runs with the land, that their property is within an officially designated Airport Safety Area. [Final EIR Land Use Mitigation Measure 4]
- Measure 9 Prior to approval, the City shall require proposed new development with potential land use conflicts (such as noise, light and glare, air contaminants, traffic safety) to demonstrate that such conflicts can be minimized or mitigated to an acceptable level before the development is approved. The zoning ordinance shall be amended to include performance standards to mitigate impacts.[Final EIR Land Use Mitigation Measure 1b]
- Measure 10 The City shall amend the Zoning Ordinance to allow neighborhood gardens in the Open Space Zone and in recreational areas of residential developments. [Policy 8.4]
- Measure 11 The City will undertake an evaluation of the local flower-seed and cut-flower industries to determine what local actions are available to retain their strength and presence and thereby protect the "Valley of Flowers" theme. [Policy 9.1]
- Measure 12 The City shall assist the Lompoc Unified School District, Allan Hancock College, and local farming organizations acquire funding or resources for the creation of a student experimental farm. [Policies 8.3 and 8.4]
- Measure 13 The City shall encourage the development of agricultural education programs conducted by local

farming organizations to provide water conservation information. [Policy 8.4]

Measure 14 The City shall contact private land trusts involved in the protection of agricultural land to pursue long-term protection of agricultural land within the Study Area. [Policies 7.1, 8.1, and 9.1]

Measure 15 The City shall ensure a location for the farmers market. [Policy 8.4]

[Notes: The following policies are implemented through current City Codes and procedures: Policies: 1.2, 2.2, 2.3, 4.2, 4.4, 4.5, 4.6, 4.7, 5.4, 8.1, and 8.3]

The following policies are implemented through the establishment of designations on the Land Use Element map: Policies 1.1, 1.2, 2.4, 3.1, 4.1, 4.4, 5.1, 5.2, 5.3, and 6.1]

LAND USE DEFINITIONS

RESIDENTIAL LAND USES

VERY LOW DENSITY (VLDR)

Purpose To provide semi-rural residential areas on the fringe of urban development at densities which protect the area's natural features and resources. To provide residential areas suitable for the development of custom homes in a setting which maximizes privacy.

Description Large-lot detached single-family homes on prominent bluffs, steep hillsides, or adjacent to farmland. Appropriate uses include light agricultural activities and single-family detached dwellings.

LOW DENSITY (LDR)

Purpose To provide residential areas which promote and encourage a suitable environment for life on a neighborhood basis.

Description Residential areas free of physical or natural resource constraints, containing a mixture of housing designs, architectural styles, physical amenities, and recreational opportunities which stimulate a sense of neighborhood identification accessed by local roads and collector streets. Appropriate uses include single family dwellings and mobile homes.

MEDIUM DENSITY (MDR)

Purpose To provide residential areas which are in close proximity to schools, shopping, and other services; and which are at densities that are responsive to the economic considerations of developing affordable ownership housing and rental housing at various price levels. This category provides a buffer between lower-density detached-housing areas, higher-density multiple-family areas, and commercial areas.

Description This designation allows for a mixture of unit types among single-family and multiple-family attached housing options along major roads, generally adjacent to commercial areas. Appropriate uses include mobile homes, townhouses, duplexes, triplexes, four-plexes, and low-rise apartments.

HIGH DENSITY (HDR)

Purpose To provide residential areas which offer convenient pedestrian access to commercial services and give local residents the opportunity to live near employment centers. This designation can also stimulate reinvestment in older-established areas which can accommodate higher densities.

Description This designation provides the greatest proportion of the community's multiple family housing opportunities and is located near shopping centers and centers of employment. Access is provided by major roadways, arterials, and collectors. Appropriate uses include single-story and multi-story apartment buildings.

COMMERCIAL AND MIXED-USE LAND USES

NEIGHBORHOOD COMMERCIAL (NC)

Purpose To provide commercial areas which promote a sense of neighborhood identification by satisfying the need for convenient shopping and retail service opportunities on a neighborhood basis. To provide commercial areas adjacent to residential areas which encourage pedestrian travel to meet basic commercial needs.

Description Commercial areas which offer shopping and services to satisfy the day-to-day needs of local neighborhoods and work places accessed by local roads and collector streets. Appropriate uses include "mom and pop" food stores, convenience stores, barber or beauty shops, laundromats, cleaners, and shoe repair shops.

OFFICE COMMERCIAL (OC)

Purpose To provide commercial areas for business, medical, and professional offices outside of the Old Town area which are easily integrated into adjacent residential areas. This category provides a buffer between residential areas and major roadways.

Description Commercial areas which offer professional and business services to the City and region accessed by major roadways and arterials. Appropriate uses include professional offices, medical clinics and laboratories, and other commercial facilities which provide services rather than goods.

OLD TOWN COMMERCIAL (OTC)

Purpose To provide pedestrian-oriented commercial areas made up of street-front stores and offices that have a sufficient variety and

depth of goods and services to meet the retail, business, and cultural needs of residents of the City and region. To provide limited residential opportunities which are in close proximity to the area's goods, services, and amenities.

Description Commercial areas which provide retail and professional business services to City and regional residents accessed by major roadways and arterials in conjunction with Old Town single-level and multi-level parking areas. Development in these areas will be integrated with public and private open spaces designed to enhance the pedestrian experience. Appropriate uses include general retail, non-retail services, and offices. Limited residential uses are also allowed as a secondary use in conjunction with on-site commercial uses. This category differs from the General Commercial category by emphasizing pedestrian-oriented businesses.

GENERAL COMMERCIAL (GC)

Purpose To provide commercial areas for a wide variety of retail, office, and service-oriented enterprises which meet the needs of residents and visitors. To accommodate commercial uses which operate more effectively outside the other commercial areas of the community.

Description Commercial areas characterized by a variety of retail, office, and visitor-oriented businesses that rely upon automobile access rather than pedestrian access. This category provides a wide range of goods and services accessed by high volume roadways. Appropriate uses include destination retail, community and regional shopping centers, visitor-oriented businesses, and automobile-oriented business.

MIXED-USE (MU)

Purpose To provide areas for a mixture of pedestrian-oriented uses (e.g. commercial, residential, civic, cultural, and recreational) where each activity adds to the whole to produce a town center that is economically vibrant and socially inviting.

Description Areas which provide a harmonious intermingling of pedestrian-oriented uses to meet the shopping, business, housing, and entertainment needs of City and regional residents accessed by streets, bicycles, and pedestrian ways in conjunction with shared single-level and multi-level parking areas. Appropriate uses include retail shops; business services; residential units; medical offices; and public and quasi-public uses of a recreational, educational, or religious type.

INDUSTRIAL LAND USES

BUSINESS PARK (BP)

Purpose To provide areas for clean and attractive, planned industrial centers on large, integrated parcels of land upon which all activities are conducted indoors.

Description Attractive industrial areas for light manufacturing, research and development activities, storage and distribution facilities, administrative offices, and accessory uses. These areas are accessed by arterials and major roadways. Appropriate uses include aerospace-related activities and services, assembly and repair, industrial services, wholesaling, warehousing (with inside storage only), and administrative facilities. This category differs from the Light Industrial category by including commercial service uses which complement industrial services and operations.

LIGHT INDUSTRIAL (LI)

Purpose To provide areas for industrial uses which are primarily conducted indoors and, when adequately buffered, are compatible with nearby commercial and residential uses.

Description Industrial areas which accommodate manufacturing and distribution activities in conjunction with accessory offices and services accessed by major roadways and arterials. Appropriate uses include fabrication, manufacturing, light assembling, packaging, processing, wholesaling, warehousing, and similar and compatible uses that are unobtrusive industrial activities that can locate in close proximity to commercial and residential uses with a minimum of environmental conflicts. This category differs from the General Industrial category by its limitation to those uses which are wholly or mostly enclosed within a building with the exception of on-site parking and delivery vehicles incidental to the use.

GENERAL INDUSTRIAL (GI)

Purpose To provide areas for a wide range of industrial uses that involve outdoor activities.

Description Industrial areas which include all uses identified for the Business Park and Light Industrial categories as well as manufacturing and distribution activities which require separation from residential areas. This category permits a wide range of

industrial activities including manufacturing, assembling, mechanical repair, product storage, wholesale trade, heavy commercial (e.g. lumber yards), and complementary office and services.

COMMUNITY FACILITY, OPEN SPACE, AND AGRICULTURE LAND USES

COMMUNITY FACILITY (CF)

Purpose To provide areas to meet the public service, educational, recreational, social, and cultural needs of Valley residents.

Description Public and quasi-public service facilities that serve the community. Appropriate uses include governmental administrative offices, educational facilities, public safety facilities, hospitals, parks, libraries, museums, transit facilities, airport facilities, utilities, governmental maintenance yards, correctional facilities, and cemeteries. This designation may be provided on individual parcels.

Proposed facilities are designated with a dashed border. The location of proposed facilities is intended to indicate the general area within which the respective Community Facility will be located. The specific size, location, and configuration of the Community Facility site will only be finalized through acquisition of a particular parcel.

OPEN SPACE (OS)

Purpose To provide areas which preserve scenic beauty; conserve natural resources; protect significant biological and cultural resources; provide opportunities for outdoor recreation and the enjoyment of nature; permit the managed production of natural resources; and protect public health and safety.

Description Areas in which sensitive natural resource features, community concerns, or site constraints limit development. These areas provide the community with scenic views; provide groundwater recharge; contain biologically-significant habitats and cultural resource sites; provide outdoor recreation opportunities; are suitable for mineral resource extraction; and are subject to flood, wildland fire, noise, , topographic, soil, or safety hazards. Appropriate uses include recreation, trails, utility corridors, flood control facilities, agriculture, and resource extraction activities. This designation may be used on individual parcels to protect on-site resources or public health.

Open Space setbacks are provided in the following locations, with minimum widths from the channel margins as noted: along the Santa Ynez River - 100 foot setback, and along Salsipuedes, San Miguelito, Sloans Canyon, and Davis Creeks - 50 foot setback.

AGRICULTURE (AG)

Purpose To provide areas outside the Urban Limit Line for the protection and preservation of agricultural land as well as the long-term production of food, fiber, and local specialty crops.

Description Cropland and range land which is intended to remain in agricultural use. Land in this category must total at least twenty acres in size (either individual parcels or contiguous parcels). This category includes a wide range of agricultural activities including grazing, cultivation, processing, packing, greenhouses, farm equipment storage, and incidental residential uses.

OVERLAY DESIGNATIONS

PROPOSED PARK (P)

Purpose To identify proposed sites for the creation of public parks which address existing or anticipated community needs for active and passive recreation opportunities.

Description Areas intended for the establishment of public park and recreational facilities to serve neighborhood, community, and regional needs of existing and future Lompoc Valley residents and visitors. Areas with this designation must have the potential to fulfill needs identified in the *Parks and Recreation Element*.

Proposed sites are designated with dashed lines. The location of a proposed site is intended to indicate the general area where the proposed park will be located. The specific size, location, and configuration of the park site will only be finalized upon acquisition of one or more parcels.

PROPOSED SCHOOL (S)

Purpose To provide proposed sites for the creation of public schools which address anticipated educational needs of the community.

Description Areas intended for the establishment of public educational facilities to serve Lompoc Valley residents.

Proposed sites are designated with dashed lines. The location of a proposed site is intended to indicate the general area where the

proposed educational facility will be located. The specific size, location, and configuration of the educational facility site will only be finalized upon acquisition of one or more parcels.

BOUNDARY LINES

URBAN LIMIT LINE (ULL)

Purpose The Urban Limit Line defines the ultimate edge of urban development within the City of Lompoc in order to: protect the natural features, scenic hillsides, and agricultural economy of the community; protect the health, safety, and welfare of community residents by directing development away from areas with hazards; and ensure that delivery of public services is provided in an efficient and cost-effective manner.

Description Areas inside the Urban Limit Line are suitable for the development of residential, commercial, industrial, mixed-use, and community facility land uses. Open space and recreational activities are suitable uses inside and outside of the Urban Limit Line. Agricultural activities are permitted inside the Urban Limit Line as an interim use, pending urbanization. Long-term agricultural activities shall be outside of the Urban Limit Line.

Urban development inside and adjacent to the Urban Limit Line shall be designed to incorporate buffer areas with trails or design features which serve to demarcate the urban edge of the community. Buffer areas should be at least 200 feet wide.

SPHERE OF INFLUENCE

Description The probable ultimate physical boundaries and service area of the City, as determined by the Santa Barbara County Local Agency Formation Commission (in accordance with GC Section 56076). The existing Sphere of Influence is shown on the Land Use Element Map for informational purposes only.

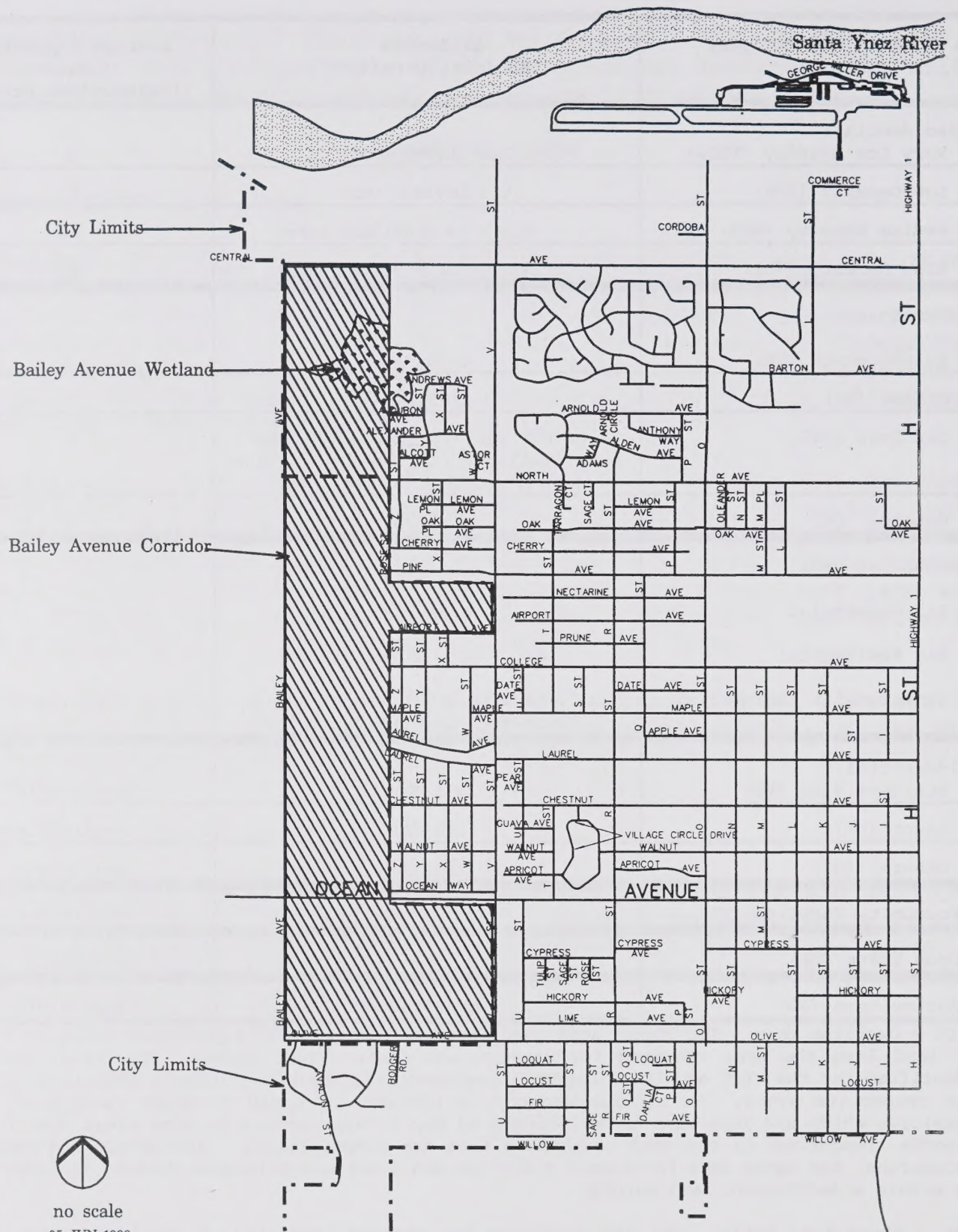
LAND USE DEVELOPMENT STANDARDS

Land Use Category	Allowable Building Density*	Average Population Density (Persons/net acre)**
Residential:		
Very Low Density (VLDR)	2.2 DU/net acre	6
Low Density (LDR)	6.2 DU/net acre	17
Medium Density (MDR)	6.2 - 14.5 DU/net acre	41
High Density (HDR)	14.5 - 21.8 DU/net acre	61
Commercial:		
Neighborhood (NC)	0.50 FAR	0
Office (OC)	0.75 FAR	0
Old Town (OTC)	2.00 FAR with up to 25% of floor area available for residential use at 14.5 - 21.8 DU/net acre	61
General (GC)	0.50 FAR	0
Mixed Use (MU):		
All Commercial	0.75 FAR	----
All Residential	14.5 - 21.8 DU/net acre	61
Commercial & Residential	1.00 FAR with a minimum of 33% of floor area for residential	Varies
Industrial:		
Business Park (BP)	.75 FAR	Negligible
Light (LI)	.50 FAR	Negligible
General (GI)	.50 FAR	Negligible
Community Facility (CF)	1.00 FAR	Negligible
Open Space (OS)	----	Negligible
Agriculture (AG)	1 DU/20 acres	Negligible

* DU = Dwelling Unit. The DU/net acre describes the number of DU's permitted on an acre of land less the area required for streets and public right-of-way. The densities identified for the VLDR and LDR categories represent the maximum allowable densities in the respective areas. No minimum density is intended to apply to these categories. Densities which are less than those designated may be appropriate in some areas due to hazards, resources, or the need to achieve land use compatibility. In the MDR and HDR categories, the range sets forth both a minimum and a maximum allowable density in order to ensure a sufficient land supply.

FAR = Floor Area Ratio. The FAR indicates the maximum intensity of development on a parcel. The FAR is expressed as the ratio of building space to land area. For the purposes of this document, building space is defined as enclosed gross leasable space.

** Average population density indicates the expected number of persons per net acre living within residential areas. It is calculated by multiplying the maximum allowable dwelling units per net acre by the average citywide household size (2.81 according to 1990 Census).



Bailey Avenue Corridor Boundaries

CIRCULATION

GOALS / POLICIES / MEASURES

GOALS / POLICIES

Authority

The Circulation Element is required by the Government Code (Section 65302(b)) which states that the Circulation Element must include "the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and...facilities, all correlated with the land use element of the plan."

- Goal 1** **Maximize the efficiency, quality, and safety of a multi-modal circulation system which provides for the movement of people, goods, and services to serve the internal circulation needs of the City, while also addressing through travel needs.**
- Policy 1.1** **The City shall use the Roadway Designations map, Bikeway Routes map, and Truck Routes map in establishing the location and design of roadways, bikeways, and truck routes, respectively.**
- Policy 1.2** **The City shall maintain roadway and intersection traffic levels of service (LOS) at LOS C or better throughout the City.**
- Policy 1.3** **The City shall assure that all improvements to the circulation system necessitated by new development are proportionately financed by the project sponsor.**
- Policy 1.4** **The City shall only allow development in areas where adequate circulation facilities and/or services will be available at the time of development.**
- Policy 1.5** **The City shall maximize movement of through-traffic on expressways and arterials by encouraging efficient utilization of existing roadway capacity, and when necessary providing additional transportation capacity.**
- Policy 1.6** **The City shall continue to require private roadways to be constructed and maintained to City standards.**

- Policy 1.7 The City shall vacate or reduce under-utilized rights-of-way, where appropriate, while retaining access to utilities.
- Policy 1.8 Provide an adequate supply of private and public off-street parking to meet the needs of residents and visitors to the City.
- Policy 1.9 The City shall require developers of new commercial areas to provide convenient pedestrian access ways into adjacent residential neighborhoods, where feasible.
- Goal 2 Minimize the public's exposure to circulation-related noise and safety hazards.**
- Policy 2.1 The City shall designate the roadway network and truck routes so as to minimize traffic-generated noise impacts upon noise sensitive land uses.
- Policy 2.2 The City shall encourage regulatory agencies to designate routes away from urban and environmentally-sensitive areas for transportation of hazardous and explosive materials.
- Policy 2.3 The City shall seek to ensure a safe transportation system for all users within the City.
- Policy 2.4 The City shall ensure that approaches to intersection crosswalks and all adjacent street corners are illuminated by requiring all new commercial, entertainment, school and other pedestrian generating uses to provide lighting for pedestrians, as part of the development review process.
- Goal 3 Maximize the viability and convenience of transportation modes that reduce automobile use.**
- Policy 3.1 The City shall provide and maintain a safe and convenient circulation system which encourages walking.
- Policy 3.2 The City shall provide and maintain a safe and convenient circulation system which encourages bicycle travel.
- Policy 3.3 The City shall encourage ridesharing and transit use.

- Policy 3.4 The City shall provide safe and convenient transit service which meets the needs of the transportation-disadvantaged including young, elderly, disabled, and low-income individuals.
- Policy 3.5 The City shall encourage regional transportation services to accommodate the needs of commuters and ridesharing.
- Policy 3.6 The City shall facilitate the provision of lockers and secure enclosed long term parking areas for bicycles throughout the City and at multi-modal stations to extend the range of the bicycle commuter.
- Policy 3.7 The City shall work cooperatively with appropriate jurisdictions and agencies to encourage the timely improvement of roadway and transit facilities, which address local and regional travel needs.
- Policy 3.8 The City shall require dedication of land and/or construction of appropriate facilities to ensure a safe and efficient public transportation system.
- Goal 4 **Protect and enhance the visual quality of Lompoc's circulation system.**
- Policy 4.1 The City may allow narrower widths for roadways in hillside areas to minimize the amount of grading where safety, visibility, and traffic conditions permit.
- Goal 5 **Reduce automobile use and the associated emissions by maintaining a compact and well-designed urban form which encourages alternative transportation modes.**
- Policy 5.1 The City shall provide and maintain a safe and convenient circulation system which encourages walking.
- Policy 5.2 The City shall provide and maintain a safe and convenient circulation system which encourages bicycle travel.
- Policy 5.3 The City shall encourage ridesharing and transit use.
- Policy 5.4 The City shall encourage telecommuting and other work schedule modifications which reduce vehicular use.

IMPLEMENTATION MEASURES

- Measure 1 The City shall control access along expressways and arterials by controlling the number of intersections and driveways. [Policies 1.1, 1.3, 1.4]
- Measure 2 The City shall work with Caltrans to relieve congestion on North H Street through traffic control measures. [Policies 1.1, 1.2, 1.3, 1.4]
- Measure 3 The City shall explore options, which do not adversely affect the viability of existing businesses, to relieve congestion at the A Street/Ocean Avenue intersection. [Policies 1.1 and 1.4]
- Measure 4 The City shall pursue funding from Federal, state, and regional agencies for: 1) construction of a fair-weather crossing across the Santa Ynez River using the existing right-of-way along McLaughlin Road, and 2) widening of Robinson Bridge on Highway 246. [Policy 1.2]
- Measure 5 The City shall encourage Caltrans to provide traffic signals at the Ocean Avenue/V Street intersection. [Policies 1.1 and 1.4]
- Measure 6 The City shall identify and schedule paving of incomplete street widths and alleys where necessary to remove safety hazards. [Policies 2.4, 3.1, 3.2, and 3.4]
- Measure 7 The City shall identify locations where sidewalks are missing, or are in disrepair, and shall prioritize construction and repair of identified locations. Property owners shall be responsible for funding the construction of missing sidewalks. [Policies 1.1, 2.4, 3.1]
- Measure 8 The City shall amend the Zoning Ordinance to require the provision of adequate bicycle facilities in development projects. [Policies 1.1, 1.2, 1.3, 3.2, and 3.4]
- Measure 9 The City shall integrate bicycle lanes or separate bikeways into street projects located along planned bicycle routes. [Policies 1.1, 1.2, 1.3, and 3.2]
- Measure 10 The City shall develop a pedestrian and bicycle trail system which connects major park and wildlife areas within the Lompoc Valley. [Policies 3.1 and 3.2]

- Measure 11 The City shall encourage Federal, state, and regional agencies to widen the H Street/Highway 1 Bridge and Robinson Bridge on Highway 246 to assure safe bicycle and pedestrian use. [Policies 1.1, 1.4, 2.4, 3.1, and 3.2]
- Measure 12 The City shall amend the Zoning Ordinance to require project sponsors to provide bus shelters in high-usage locations, near multi-family developments, and within commercial areas. [Policies 1.1, 1.2, 1.3, 3.4, and 3.5]
- Measure 13 The City shall amend the Zoning Ordinance to allow park and ride facilities. [Policies 1.1, 3.2, and 3.4]
- Measure 14 The City shall work with Caltrans to restrict truck traffic to city-designated truck routes. [Policy 2.1]
- Measure 15 The City shall review, and update as necessary, the *Standard Requirements for the Design and Construction of Subdivisions and Special Developments* regarding improvements in the public right-of-way (e.g. roads, bikeways, and sidewalks). [Policies 1.1, 1.2, 1.4, 2.4, 4.3]
- Measure 16 The City shall limit on-street parking where feasible on certain roadways which are designated as bicycle routes in order to create new bicycle lanes and encourage bicycle travel. [Policies 1.1, 1.2, and 3.2]
- Measure 17 The City shall pursue funding from Federal, state, and regional agencies for the development of park-and-ride lots near major arterial roadways in the southeast and northern areas of the City. [Policies 1.1, 3.4, and 3.5]
- Measure 18 The City shall ensure that safe and convenient pedestrian and bicycle access is provided to the Allan Hancock College site. [Policies 1.1, 1.2, 1.3, 1.4, 3.1, and 3.2].
- Measure 19 The City shall examine and, if necessary, amend the Development Impact Fee Resolutions to ensure that transportation improvement necessitated by projects generating additional peak-hour trips are provided and improvements to bicycle lanes are funded. [Policies 2.4, 3.2, and 3.4]

- Measure 20 The City shall require new developments with high pedestrian activity generator areas (such as retail centers, government buildings, employment centers, and transit stations) to provide walkways which maximize pedestrian comfort.
- Measure 21 The City shall update roadway cross-sections and standards to be consistent with General Plan roadway designations.
- Measure 22 The City shall pursue funding from Federal, State, and regional agencies for funding maintenance of the City's transportation system.
- Measure 23 The City shall ensure that crosswalks are provided on major access routes to all schools.
- Measure 24 The City shall require, as part of the development review process, a system of sidewalks or pathways for all new development to provide a safe environment for pedestrians.
- Measure 25 The City shall explore traffic calming techniques to enhance pedestrian safety in the Old Town pedestrian-oriented business district and other places of high volume pedestrian uses.
- Measure 26 The City shall adopt and utilize traffic study guidelines to evaluate potential traffic impacts associated with proposed new development prior to project approval, and assure implementation of appropriate mitigation measures prior to or in conjunction with project development.
- Measure 27 The City shall require that future roads and improvements to existing roads be designed to minimize conflicting traffic movements such as turning, curb parking, and frequent stops.
- Measure 28 The City shall require that the development of new private driveways do not introduce significant traffic conflicts along designated expressway and arterial roadways.
- Measure 29 The City shall establish and enforce weight restrictions where necessary on routes traversing through residential neighborhoods.
- Measure 30 The City shall review the design of all new residential neighborhoods to ensure that through traffic is minimized.

- Measure 31 The City shall identify and evaluate potential local revenue sources and viable state and federal funding sources for financing roadway system, transit, pedestrian, and bicycle development projects.
- Measure 32 The City shall require the construction of bus turnouts adjacent to new developments in locations which improve transit service, safety, and efficiency.
- Measure 33 The City shall require the installation of wheelchair ramps on all new sidewalks and encourage their installation in older neighborhoods.
- Measure 34 The City shall develop and adopt a Bikeway Master Plan that is reviewed every five years and updated as necessary. This Master Plan shall evaluate ways to encourage bicycle use and specify the locations of bicycle amenities which facilitate bicycle use.
- Measure 35 An economic impact study shall be undertaken prior to funding construction of the Central Avenue Extension to study the potential economic effects on the Old Town and other areas of the City.
- Measure 36 To accommodate the projected buildout traffic demands, Central Avenue shall: (1) be widened to its full planned width from "O" Street to a point west of "V" Street to allow for the required intersection improvements; and (2) include the intersection modifications illustrated in **Figure 4** of the Addendum to the Final EIR for the General Plan revision (File No. GP 94-01). As shown therein, the following improvements will be necessary:
- The intersection of Central Avenue and "H" Street will require the addition of a second southbound left-turn lane.
 - The intersection of Central Avenue and "A" Street will be modified in conjunction with the construction of the Central Avenue extension for "A" Street east to Highway 246.
 - The intersection of "H" Street and North Avenue will require the addition of an exclusive westbound right-turn lane. [Final EIR Circulation Mitigation Measure 1, as modified in the Addendum to the Final EIR]

[Notes: The following policies are implemented through current City Codes and procedures: Policies 1.1, 1.2, 1.3, 1.5, 1.6, 1.7, 2.2, 2.5, 3.3, 3.5, and 3.7.]

CIRCULATION ELEMENT DEFINITIONS

ROADWAYS

EXPRESSWAYS

Purpose To provide for the highest proportion of regional travel by connecting urbanized areas with major activity and employment centers in the County.

Description High speed/high capacity roadways which have limited-access and at-grade or grade-separated intersections. Expressways are divided roadways with a minimum right-of-way width of 110 feet and at least four auto-lanes.

MAJOR ARTERIALS

Purpose To provide for the highest proportion of travel between and within the communities of the Lompoc Valley by linking Expressways to Minor Arterials, Collector Streets, and Local Streets.

Description Medium speed/high capacity roadways with controlled access. Major Arterials, with the exception of Central Avenue, are divided and undivided roadways with a right-of-way width of at least 100 feet and two or four auto-lanes. Central Avenue shall be a divided limited-access roadway with a right-of-way width of at least 110 feet and four auto-lanes.

MINOR ARTERIALS

Purpose To provide for travel between and within the communities of the Lompoc Valley by linking Major Arterials to Collector Streets and Local Streets.

Description Medium and high speed, medium capacity roadways with controlled roadway access. Minor Arterials are undivided roadways with right-of-way width of at least 80 feet and two auto-lanes.

COLLECTOR STREETS

Purpose To provide for relatively-short distance travel between and within neighborhoods by linking Major and Minor Arterials to Local Streets.

Description Low-speed/low volume, undivided, two-lane roadways. Driveway access from individual parcels may be discouraged. Collector Streets have a right-of-way width of at least 64 feet.

LOCAL STREETS

Purpose To provide for short distance travel, to discourage through traffic, and to provide direct roadway access to abutting land uses and driveways.

Description Low speed/low volume, undivided, two-lane roadways. Driveway access from individual parcels is common. Local Streets have a right-of-way width of at least 60 feet. However, the right-of-way width may be reduced to 56 feet for cul-de-sacs less than 350 feet long.

BIKEWAYS

Purpose To provide safe and convenient routes which encourage bicycle travel throughout the City and Lompoc Valley for work, school, shopping, and recreation.

Description

Class I - Bike Path: Routes which provide a completely separated right-of-way designated for the exclusive use of bicycles and pedestrians. Cross-flows by motor vehicles are minimized.

Class II - Bike Lane: Routes which provide a right-of-way within the paved area of a roadway, designated for the exclusive or semi-exclusive use of bicycles with through travel by motor vehicles or pedestrians prohibited. Cross-flows by pedestrians and motor vehicles are permitted; motor vehicle parking may be permitted.

Class III - Bike Route: Routes which provide a right-of-way within the paved area of a roadway, designated by signs or markings on the pavement. The route is shared with pedestrians and motor vehicles.

City bikeways shall be designed in accordance with Caltrans standards.

TRUCK ROUTES

Purpose To provide safe and convenient transportation corridors for the movement of commercial and industrial goods necessary to meet the needs of Vandenberg Air Force Base and businesses throughout the region while protecting the health, safety, and serenity of Lompoc residents.

Description Routes along Expressways, Arterials, and portions of Collector Streets to provide convenient access to truck-dependent commercial and industrial land uses.

Attachment A
Roadway Classification
Cross References

<u>SBCAG Designation</u>	<u>Lompoc Designation</u>	<u>Example Roadway</u>
-----	Expressway	Lompoc-Casmalia
Other Principal Arterial	Major Arterial	Ocean Avenue Central Ave H Street
Minor Arterial	Minor Arterial	A Street West College Ave
Collector	Collector	Chestnut Ave
Local Road	Local Street	Berkeley Drive



Truck Routes

■■■■■■■ Truck Route



05-FEB-2001

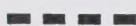
Roadway Designations



Expressway



Major Arterial



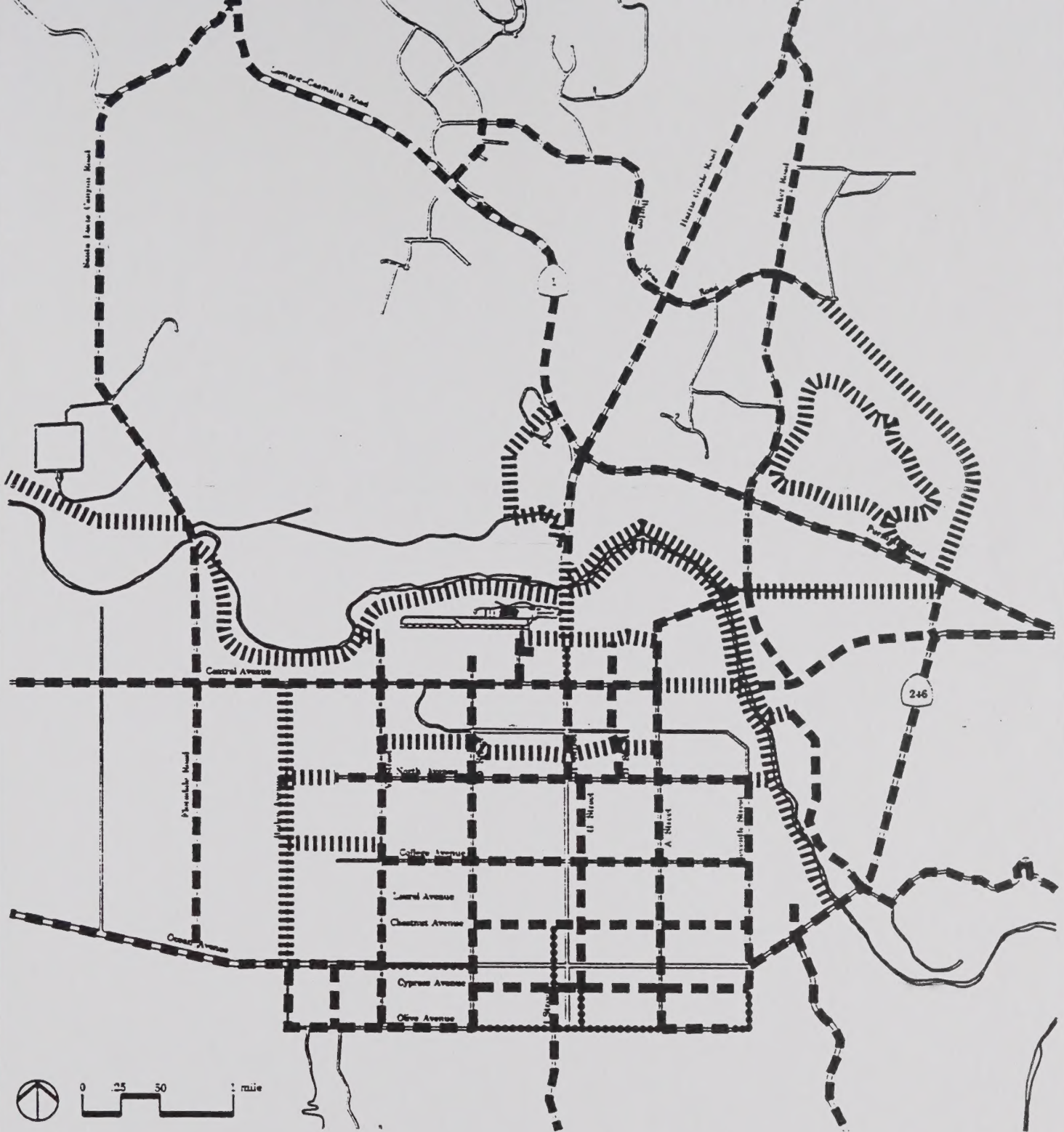
Minor Arterial



Collector Street



Local Street



04-JUN-1998

Bikeway Routes

- | | |
|----------------|-----------------|
| Class I | Class III |
| ■ ■ ■ Class II | |

Note: Class I Bikeway Routes may also serve as multi-purpose recreational trails.

HOUSING ELEMENT

GOALS / POLICIES / MEASURES

GOALS / POLICIES

Authority

The housing element is among the mandatory elements which must be included in the general plan. According to Government Code Sections 65580-65589, the Housing Element must contain a detailed approach for addressing the City's housing problems. This is summarized in Section 65583:

"The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, and quantified objectives, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobilehomes, and shall make adequate provision for the existing and projected needs of all economic segments of the community."

- | | |
|------------|---|
| Goal 1 | Provide a choice of housing opportunities for all economic segments of the community. |
| Policy 1.1 | The City shall encourage housing development which provides varied housing types, sizes, and tenure opportunities. |
| Policy 1.2 | The City shall encourage the dispersion of rental and ownership housing units for very low to moderate income households throughout the City. |
| Policy 1.3 | The City shall assure that housing units are preserved/reserved for very low, low, and moderate income households in publicly-assisted developments. |
| Policy 1.4 | The City shall encourage the development of housing for large families in multi-family residential areas. |
| Policy 1.5 | The City shall develop incentives which expand housing opportunities for very low-income, low-income, disabled, and/or senior households. |
| Policy 1.6 | The City shall encourage the development and maintenance of an adequate supply of mobile homes and manufactured housing to provide opportunities for very low to moderate income housing. |

- Policy 1.7 The City shall protect the current supply of affordable rental housing by discouraging its conversion to condominium ownership.
- Policy 1.8 The City shall work with the County Housing Authority and non-profit housing groups to pursue affordable housing for the elderly, disabled, large families, female headed households, farm-workers, and the homeless.
- Policy 1.9 The City shall periodically evaluate its development review process for ways to facilitate the production of new sources of affordable housing, while maintaining a commitment to sound planning and environmental protection.
- Policy 1.10 The City shall continue to provide some residential areas with large minimum lot sizes.
- Policy 1.11 With the exception of areas within the Old Town Redevelopment Project, Amendment No.1 area, in all residential developments of ten units or more, at least 10% of all the units shall be affordable to low-very low-, and median- income households. If it is determined to be infeasible to provide 10% of the units within the very low to median income category on-site, off-site provision of the units shall be acceptable or payment of an in-lieu fee shall be acceptable provided that the fee shall be applied to housing within the City.
- Residential development projects within the Old Town Redevelopment Project, Amendment No. 1 area shall provide 15% of new housing affordable to low- and moderate-income households with at least 40% of those units to be used by very low-income households.
- Policy 1.12 With the exception of housing within the Old Town Redevelopment Project, Amendment No. 1 area, in implementing this Housing Element, the City shall take into consideration the current market prices for housing. When the median market price for housing, is less than the current maximum median income price, the Planning Commission may find that median income housing opportunities are fulfilling a portion of the requirements of Policy 1.11. In such cases, not less than 5 percent of the total units in the project shall be affordable to very low-, low-, and median-income households.

- Policy 1.13 The City shall encourage the development of custom-built homes.
- Policy 1.14 The City shall monitor previous commitments for very low, low, and moderate income publicly assisted housing developed within the City.
- Policy 1.15 The City shall continue to support efforts to promote equal opportunity in housing.
- Policy 1.16 The City shall continue to support efforts to achieve an employment and housing balance within communities throughout Santa Barbara County.
- Policy 1.17 The City shall support efforts which facilitate home ownership.
- Policy 1.18 The City shall work with the Lompoc Redevelopment Agency, lending institutions, private developers, the County Housing Authority, and non-profit housing sponsors, to make a good faith effort to provide its regional share of affordable housing. To this end, the City shall participate with the County in meeting housing needs.
- Policy 1.19 The City shall provide prospective private developers and non-profit sponsors with information and technical assistance which expedites the filing of applications and the preparation of plans and studies in order to provide more affordable housing.
- Policy 1.20 The City shall tier environmental information whenever possible, to prevent duplicate studies and reduce the cost of environmental review.
- Policy 1.21 Where feasible, the City shall facilitate the use of vacant and underdeveloped lands and the use of local, state, and federal monies to help in the development and rehabilitation of long-term affordable housing.
- Policy 1.22 The City shall continue to pursue and allocate federal funds eligible for housing projects and social services which benefit very low, low income and moderate income persons and shall utilize at least 33 percent of these federal monies for the development and rehabilitation of affordable housing.
- Policy 1.23 The City annually shall review progress on the provision of its regional fair share of housing units

to determine the effectiveness of existing policies and to make necessary changes.

Policy 1.24 The City shall encourage a broad range of rental housing opportunities.

Objective 1A From 1990 to 2001 the City has and shall continue to pursue the following affordability distribution for new residential development:

<u>Household Income</u> ¹	<u>Distribution (%)</u> ²
Very Low	27
Low	14
Moderate	20
Above Moderate	<u>38</u>
Total	100

Objective 1B From 1990 to 2001 the City has and shall continue to take steps necessary to encourage the development of 1,736 additional housing units affordable for very low to above moderate income households distributed as follows:

<u>Household Income</u>	<u>Additional Units</u>
Very Low	475
Low	249
Moderate	347
Above Moderate	<u>665</u>
Total	1,736

Goal 2 Restore, protect and improve the condition of existing housing and neighborhoods.

Policy 2.1 The City shall pursue funding for housing rehabilitation programs which encourage private and public capital participation, preserve the existing housing stock, and provide housing opportunities for very low to median income households.

Policy 2.2 The City shall encourage current homeowners to comply with compliance Uniform Building Code (UBC) requirements.

Policy 2.3 The City shall protect residential neighborhoods from encroachment by adverse non-residential uses and impacts associated with those non-residential uses.

Policy 2.4 The City shall prohibit land uses within or adjacent to residential neighborhoods when such land uses would adversely affect the character of the neighborhood.

Policy 2.5 The City shall encourage the preservation of existing residential dwellings in non-residential zoned areas when all of the following conditions are met:

- dwellings have continually been used for residential purposes;
- dwellings have received regular maintenance and contain no serious defects which could result in health or safety hazards to residents; and
- dwellings can provide necessary amenities and a suitable living environment.

Objective 2A From 1990 to 2001 the City has and shall continue to seek financial assistance necessary to rehabilitate at least 250 residential housing units owned by very low and low income households.

<u>Household Income</u>	<u>Additional Units</u>
Very Low	125
Low	125
Moderate	0
Above Moderate	<u>0</u>
Total	250

Objective 2B From 1990 to 2001 the City has and shall continue to seek financial assistance necessary to conserve at least 127 assisted residential housing units occupied by very low, low, and moderate income households.

<u>Household Income</u>	<u>Additional Units</u>
Very Low	39
Low	88
Moderate	0
Above Moderate	<u>0</u>
Total	127

- Goal 3** **Locate and design housing so as to assure an attractive and high quality living environment.**
- Policy 3.1 The City shall not compromise community design standards, quality of life, aesthetics, and access to public services when providing affordable housing.
- Policy 3.2 The City shall encourage a diversity of housing types to maintain and increase opportunities for affordable housing, provided that the design of the development is compatible with the surrounding uses.
- Policy 3.3 The City shall utilize the following criteria when evaluating sites for housing:
- access to adequate public services and facilities;
 - compatibility with adjacent land uses;
 - access to employment centers, neighborhood commercial facilities, schools, and recreational facilities; and
 - avoidance of environmental hazards or sensitive resource areas.
- Policy 3.4 The City shall encourage the location of affordable housing in or near the Old Town area which supports redevelopment goals and requirements.
- Policy 3.5 The City shall create incentives to encourage the development of new housing units which replace demolished or dilapidated units in residential areas.
- Goal 4** **Maximize energy efficiency in existing and future residential development.**
- Policy 4.1 The City shall continue to encourage the design and installation of energy conservation, water conservation, and solid waste reduction measures in all construction and rehabilitation projects.

- Policy 4.2 The City shall provide financial and technical assistance based upon the availability of funding to property owners who desire to improve energy and water efficiency of their housing units but are unable to afford improvement costs.
- Policy 4.3 The City shall encourage the use of active and passive solar energy in the design of all new construction projects.
- Objective 4A Reduce 1990 per capita household utility consumption by 25 percent by the year 2000.

IMPLEMENTATION MEASURES

The following measures constitute a five-year program schedule of actions (1992 - 1999) to implement the policies and objectives set forth within this element. An implementation schedule is included to provide specific information regarding the implementation of the measures listed.

- Measure 1 The City shall work with the Lompoc Housing Assistance Corporation or other nonprofit organizations and individuals to obtain funding, when available, from the following State programs:
- a. Rental Housing Construction Program (RHCP) for the construction of rental units affordable to low-income households. [Policies 1.1, 1.2, 1.3, 1.4, 1.5, 1.8, 1.11, 1.17, 1.20, 1.23, 1.26, 3.1, 4.1, 4.3]
 - b. Family Housing Demonstration Program (FHDP) for the development of affordable rental or cooperative housing that provides on-site support services. [Policies 1.1, 1.2, 1.3, 1.5, 1.6, 1.8, 1.11, 1.17, 1.18, 1.20, 1.23, 4.1, 4.3]
 - c. Senior Citizens Shared Housing Program (SCSHP) to assist senior citizens to obtain affordable housing. [Policies 1.5 and 1.8]
 - d. California Housing Rehabilitation Program - Rental Component (CHRP-R) for the rehabilitation or acquisition and rehabilitation of substandard low-income rental housing. [Policies 1.26, 2.1, 2.2, 2.5, 3.2, 4.1, and 4.2]

- Measure 2 The City shall amend the Zoning Ordinance to allow emergency shelters in low (R-1), medium (R-2), and high (R-3) residential zones. Facilities with 6 or fewer residents shall be allowed as permitted uses in all three residential zones. Facilities providing shelter for seven or more residents shall be permitted in medium (R-2) and high density (R-3) residential zones subject to a conditional use permit. [Policies 1.1, 1.3, 1.5, and 1.8]
- Measure 3 The City shall work in cooperation with the Lompoc Housing Assistance Corporation or other nonprofit organizations to obtain funding from the following US Department of Housing and Urban Development (HUD) programs:
- a. Section 202 and Section 811 programs to expand the supply of housing with supportive services for elderly persons and persons with disabilities. [Policies 1.1, 1.3, 1.5, 1.8, 1.20, 1.21, 1.26, and 2.1]
 - b. Homeownership For People Everywhere (HOPE) Program to expand Homeownership opportunities for lower-income families and individuals. [Policies 1.3, 1.5, 1.8, 1.18, 1.19, 1.23, 2.5, 3.1, 3.2, 3.4, 3.5, and 4.1]
- Measure 4 The City shall work in cooperation with mobilehome park resident organizations to pursue State Mobilehome Park Resident Ownership Program (MPROP) funds (when available) to preserve housing affordability for low-income residents. [Policies 1.1, 1.3, 1.6, and 1.19]
- Measure 5 The City shall pursue HUD, Emergency Shelter Grant Program funds (when available), to help prevent homelessness in Lompoc. [Policies 1.1, 1.5, 1.8, 1.20, and 2.1]
- Measure 6 The City shall work in cooperation with the Santa Barbara County Housing Authority, Lompoc Housing Assistance Corporation or other nonprofit organizations to obtain HUD, Shelter Plus Care Homeless Rental Housing Assistance (S+C/HRHA) Program funds, to provide rental housing assistance for homeless persons in Lompoc. [Policies 1.1, 1.5, 1.8, 1.20, 1.26, and 2.1]

- Measure 7 The City shall work with the Santa Barbara County Housing Authority to:
- a. Encourage the rehabilitation of rental property in order to meet the minimum requirements of the Section 8 Program. [Policies 1.2, 1.3, 1.5, 1.8, 1.26, 2.1, 3.4 and 4.1]
 - b. Secure additional HUD, Section 8 Lower Income Housing Assistance Program certificates and vouchers to aid very low-income and low-income families in obtaining private accommodations. [Policies 1.2, 1.5, 1.8, 1.18, 3.1, 3.2, 3.4]
- Measure 8 The City shall amend the Lompoc City Code to comply with State density bonus law (GC Section 65915, 65915.5, and 65917). [Policies 1.2 and 1.5]
- Measure 9 The City shall work with neighboring Santa Barbara County communities to form a qualifying consortia to obtain HUD, Home Investment Partnership Act (HOME) funds to retain and expand the supply of affordable housing. [Policies 1.3, 1.4, 1.5, 1.8, 1.19, 1.23, 2.1, 3.2, and 3.5]
- Measure 10 The City, in cooperation with the Santa Barbara County Housing Authority, shall approach local private lenders and identify those willing to participate in HUD's Reverse Equity Mortgage Program in order to help elderly homeowners continue to stay in their longtime residences. [Policies 1.5 and 1.19]
- Measure 11 The City's Community Services Department will evaluate its development review process for ways to facilitate the production of new sources of affordable housing. [Policy 1.9]
- Measure 12 The City shall amend the Land Use Element Map to provide areas with large minimum lot sizes. [Policy 1.10, 1.15]
- Measure 13 The City shall research previously-approved assisted-housing units to determine compliance with assisted-housing requirements. Conditions of approval shall be placed on future assisted-housing projects requiring applicants to supply periodic compliance reports. [Policy 1.16]

- Measure 14 The City shall work in cooperation with local nonprofit corporations to obtain California Self-Help Housing Program (CSHHP) funds (when available) to assist low-income and moderate-income families build and rehabilitate their homes with their own labor. [Policies 1.17, 1.19, 2.1, 2.5, 3.4, and 4.2]
- Measure 15 The City and the Lompoc Redevelopment Agency shall expand its redevelopment area to include residential areas in need of repair and replacement. [Policies 1.20, 1.23, 2.1, 3.4, and 3.5]
- Measure 16 The City shall prepare an annual progress report on the provision of its regional fair share of housing units to monitor the effectiveness of existing policies. [Policy 1.25]
- Measure 17 The City shall continue to pursue and loan California Housing Rehabilitation Program - Owner Component (CHRP-O) funds (when available) for the rehabilitation of homes owned and occupied by lower-income households. [Policies 2.1, 2.2, 2.5, 3.2, 4.1, and 4.2]
- Measure 18 The City shall adopt a voluntary residential energy audit/retrofit program in order to increase energy efficiency of existing residences.
- Measure 19 The City shall establish a program using financial incentives to encourage the replacement of energy-inefficient equipment (e.g., appliances and lighting).
- Measure 20 The City shall amend the Subdivision Ordinance to include design considerations which protect solar exposure.
- Measure 21 The City shall encourage and support the Lompoc Housing Assistance Corporation or other nonprofit corporation's utilization of state and federal tax credit programs for very low-income and low-income housing projects within the City. [Policies 1.1, 1.2, 1.3, 1.5, 1.26]
- Measure 22 The City shall initiate a ballot measure to expand the allowable number of housing units which can be constructed under the provisions of Article 34 of the California Constitution within the community. [Policies 1.1, 1.2, 1.3, 1.5, 1.26]

- Measure 23 The City shall work with the local Real Estate Industry to encourage building inspections prior to the sale of residential units in order to encourage compliance with the Uniform Building Code and Zoning Ordinance and promote energy efficiency and water conservation. [Policies 2.2, 4.1]
- Measure 24 The City shall amend the Zoning Ordinance to require a finding for any zone changes within or adjacent to residential areas that the zone change is compatible with the character of any affected residential neighborhood. [Policies 2.3 and 2.4]
- Measure 25 The City shall disseminate fair housing information to the public and continue to fund fair housing services which promote equal housing opportunity within the community. [Policy 1.17]
- Measure 26 The City shall prepare a residential construction and energy conservation booklet for homeowners to promote safe construction and ongoing maintenance of existing housing units. [Policies 2.2, 4.1, 4.2]

[Note: The following policies are implemented through the current City Codes and procedures: 1.7, 1.12, 1.13, 1.14, 1.21, 1.22, 1.24, 3.3.]

1. See Glossary for household income definitions. The City utilizes the most recent household income thresholds provided by the U.S. Department of Housing and Urban Development to determine the relative affordability of housing units.
2. This housing affordability distribution was obtained from the Santa Barbara County Association of Governments, *Regional Housing Needs Plan*, 1992.

**HOUSING ELEMENT
IMPLEMENTATION SCHEDULE***
1992 - 1999

Priority	Measure	Responsible Department	Estimated Staff Time	Time Frame
I-A	9. Regional consortia for HOME Funds	Administration	120 hrs to initiate (540 hrs annually to implement)	Ongoing 1992-1999
I-B	4. Mobilehome Park Resident Ownership Funds	Administration City Attorney	1,300 hours annually	Ongoing 1993-1999
I-C	3. Lower-income Homeownership (HOPE) Funds	Administration	600 hours annually	Ongoing 1993-1999
I-D	22. Utilize State and Federal Low Income Housing Tax Credits	Administration	120 hours annually	Ongoing 1993-1999
I-E	8. Amend Zoning Ordinance per State Density Bonus Law	Community Services Department (CSD)	120 hours	1996
I-F	17. Owner-occupied Rehabilitation Funds	Administration	1,300 hours annually	Ongoing 1992-1999
I-G	1d. Renter-occupied Rehabilitation Funds	Administration	200 hours annually	Ongoing 1993-1999
I-H	13. Monitor Assisted Housing (Required)	CSD	80 hours annually	Ongoing 1993-1999
I-I	1b. Family Demonstration Housing Funds	Administration	400 hours annually	Ongoing 1993-1999
I-J	1a. Rental Housing Construction Funds	Administration	480 hours annually	Ongoing 1993-1999
I-K	7a. Rental Property Rehabilitation Funds	Administration	40 hours annually	Ongoing 1993-1999
I-L	22. Article 34 Ballot Measure	CSD City Clerk City Attorney	100 hours	1996-1997
I-M	27. Assisted Housing Protection Program	CSD Administration	80 hours annually	Ongoing 1993-1999
II-A	16. Prepare Annual Progress Report (Required)	CSD Administration	120 hours annually	Ongoing 1993-1999
II-B	15. Redevelopment Area Expansion	Administration	120 hours to explore in 1993	Ongoing 1993-1999
II-C	2. Amend Zoning Ordinance for Emergency Housing	CSD	120 hours	1996
II-D	7b. Pursue Rental Housing Subsidies	Administration	20 hours annually	Ongoing 1993-1999
II-E	11. Evaluate Development Review Process	CSD	40 hours annually	Ongoing 1994-1999
III	3. Elderly and Disabled Housing Funds	Administration	800 hours annually	Ongoing 1993-1999
III	5. Homelessness Prevention Funds	Administration	40 hours to initiate	Ongoing 1994-1999
III	6. Rental Housing Assistance to Homeless Funds	Administration	1,800 hours Annually	Ongoing 1993-1999

* Note: See most recent progress report for implementation measure status.

Priority	Measure	Responsible Department	Estimated Staff Time	Time Frame
III	1c. Senior Shared Housing Funds	Administration	600 hours annually	Ongoing 1993-1999
III	10. Collect Reverse Equity Mortgage Information	Administration	120 hours annually	Ongoing 1994-1999
III	12. Provide large lots	CSD	120 hours	1996
III	14. Self-Help Housing Construction and Rehabilitation Funds	Administration	160 hours annually	Ongoing 1993-1997
III	18. Provide Energy Audit/Retrofit	Utility Department	2,000 hours annually	Ongoing 1993-1997
III	19. Maintain Energy Efficiency Program	Utility Department	500 hours annually	Ongoing 1993-1997
III	20. Amend Subdivision Ordinance to protect solar exposure	CSD	200 hours	1996
III	21. Support use of Tax Credits	Administration	120 hours	Ongoing 1993-1999
III	23. Encourage compliance with Uniform Building Code and Zoning Ordinance	CSD	250 hours annually	Ongoing 1993-1999
III	24. Amend Zoning Ordinance to require compatibility finding for any zone change	CSD	80 hours	1996
III	25. Disseminate Fair Housing Information and fund fair housing services which promote equal housing opportunity	Administration CSD	40 hours annually	Ongoing 1992-1999
III	26. Prepare a residential construction and energy conservation booklet for homeowners to promote ongoing maintenance of existing housing units	CSD	200 hours	1994-1999

* Note: See most recent progress report for implementation measure status.

1994 HOUSING ELEMENT IMPLEMENTATION SCHEDULE PROGRESS

Priority	Measure	Housing Element Time Frame	Status
I-A	9. Regional consortia for HOME Funds	1994	Completed
I-B	4. Mobilehome Park Resident Ownership Funds	Ongoing 1994-1999	Currently exploring financing options
I-C	3. Lower-Income Homeownership (HOPE) Funds	Ongoing 1994-1999	Waiting for notice of funding availability
I-D	21. Utilize State and Federal Low Income Housing Tax Credits	Ongoing 1994-1999	Secured for Casa Serena project
I-E	8. Amend Zoning Ordinance per State Density Bonus Law	1996	Scheduled for 1996
I-F	17. Owner-occupied Rehabilitation Funds	Ongoing 1994-1999	Waiting for notice of funding availability
I-G	1d. Renter-occupied Rehabilitation Funds	Ongoing 1994-1999	Waiting for notice of funding availability
I-H	13. Monitor Assisted Housing (Required)	Ongoing 1994-1999	Completed for 1994
I-I	1b. Family Demonstration Housing Funds	Ongoing 1994-1999	Waiting for notice of funding availability
I-J	1a. Rental Housing Construction Funds	Ongoing 1994-1999	Waiting for notice of funding availability
I-K	7a. Rental Property Rehabilitation Funds	Ongoing 1994-1999	No eligible projects in 1994
I-L	22. Article 32 Ballot Measure	1996	Action deferred until 1996 to maximize success
I-M	27. Assisted Housing Protection Program	Ongoing 1994-1999	Action taken to protect assisted units at Laurel Springs. No opportunities to protect or expand supply in 1994.
II-A	16. Prepare Annual Progress Report (required)	Ongoing 1994-1999	Completed for 1994
II-B	15. Redevelopment Area Expansion	Ongoing 1994-1999	Action initiated at the GPAC, insufficient support at this time.
II-C	2. Amend Zoning Ordinance for Emergency Housing	1996	Scheduled for 1996
II-D	7b. Pursue Rental Housing Subsidies	Ongoing 1993-1997	Working on with Housing Authority
II-E	11. Evaluate Development Review Process	Ongoing 1994-1999	City reorganization merged primary development review responsibilities into one department
III	3. Elderly and Disabled Housing Funds	Ongoing 1994-1999	No eligible projects in 1994
III	5. Homelessness Prevention Funds	Ongoing 1994-1999	No eligible projects in 1994
III	6. Rental Housing Assistance to Homeless Funds	Ongoing 1994-1999	No eligible projects in 1994
III	10. Senior Shared Housing Funds	Ongoing 1994-1999	No funds available in 1994
III	10. Collect reverse Equity Mortgage information	1996	Scheduled for 1996

Priority	Measure	Housing Element Time Frame	Status
III	12. Provide large lots	1993-1996	Action initiated in conjunction with General Plan update
III	14. Self-Help Housing Construction and Rehabilitation Funds	Ongoing 1994-1999	No eligible projects proposed at this time
III	18. Provide Energy Audit/Retrofit	Ongoing 1994-1999	The program has been established and resulted in over 300 energy audit contacts in 1994 as well as the completion of 78 low income energy retrofit projects
III	19. Establish Energy Efficiency Program	Ongoing 1994-1999	The program has been established and resulted in over 350 energy conservation contacts including audits, retrofits, and efficiency upgrades
III	20. Amend Subdivision Ordinance to protect solar exposure	1996	To be integrated with Subdivision Ordinance update scheduled for 1996
III	23. Encourage compliance with Uniform Building Code and Zoning Ordinance	Ongoing 1994-1999	Deferred due to limited staff availability
III	24. Amend Zoning Ordinance to require compatibility finding for any zone change	1996	To be integrated with Zoning Ordinance scheduled for 1996
III	25. Disseminate Fair Housing Information and fund fair housing services which promote equal opportunity	Ongoing 1994-1999	Completed for 1994
III	26. Prepare a residential construction and energy conservation booklet for homeowners to promote ongoing maintenance of existing housing units	1995	Completion expected in 1995

HOUSING ELEMENT

EXISTING CONDITIONS

1.0 INTRODUCTION

The City of Lompoc is a diverse community with households of varied socio-economic, racial, and cultural backgrounds. The Housing Element, which is mandated by California State law, provides a comprehensive profile of Lompoc households including their tenure, size, composition, income, and special housing needs. In addition, this Element analyzes the city's housing stock in terms of its composition, age, condition, vacancy rates, costs, and affordability. Future population and overall housing needs projections for the 1992-1999 time period are also presented.

1.1 Purpose And Intent

The purpose of this Element is to demonstrate that the City is making a diligent effort to identify, and take steps to alleviate housing problems for all economic segments of the community. This Element is intended to identify and analyze the Lompoc housing market and develop a comprehensive strategy for addressing its problems. This Element also serves as an educational tool to provide citizens and public officials with an understanding of housing needs and potential solutions. In this manner, the Housing Element provides direction for City decision-making in all matters related to housing. A data base is provided which identifies major housing needs and policies and measures are included to address these needs.

1.2 Relationship of Housing Element to Other Elements

The Housing Element is only one part of Lompoc's planning program. There are many inter-relationships with other program activities which augment the goals, policies, and objectives of this Housing Element. This element references related elements of the City's General Plan to provide more complete information on certain required topics and to ensure consistency between elements (e.g. Land Use, Public Facilities and Services, Energy, and Water Resources).

1.3 State Review of Housing Elements

Requirements for Housing Elements are contained in Government Code Sections 65580-65589. GC Section 65580 contains directives for preparation of local Housing Elements. The California Department of Housing and Community Development (HCD) is responsible for reviewing housing elements for compliance with state law requirements in Article 10.6 of the Government Code. HCD uses three content requirements in their review:

- ° Identification and analysis of existing and projected housing needs and an inventory of resources and constraints relevant to meeting those needs.
- ° A statement of goals, policies and quantified objectives.
- ° A discussion of scheduled programs for the preservation, improvement and development of housing.

2.0 COMMUNITY PROFILE

This section provides an overview of Lompoc's population characteristics (see the Socio-Economics Appendix for further discussion). These characteristics affect the current demand for housing and influence future housing needs. The demographic information provided in this section covers the City of Lompoc. However, demographic information for unincorporated areas of the Lompoc Valley is provided in instances which affect conditions and circumstances within the City.

For demographic and socio-economic information, the US Census County Division (CCD) is used to define the Lompoc Valley (see **Figure 1**). The Lompoc Valley CCD is coterminous with the "Lompoc Market Area" used for analysis purposes by the Santa Barbara County Association of Governments and Santa Barbara County. A housing market area (HMA) is defined as a geographical area which meets the social and economic requirements of a community and provides its residents with facilities such that commuting to other housing market areas in order to work or shop is generally unnecessary.

The majority of the population and housing of the Lompoc HMA is within the City of Lompoc. The remaining urban areas within the Lompoc Valley HMA are Vandenberg Village, Mission Hills, and Vandenberg Air Force Base (AFB). The expansive rural areas of the Lompoc Valley HMA contain relatively low numbers of housing units. The General Plan Study Area is contained entirely within the Lompoc Valley HMA (see **Figure 2**).

2.1 Population Characteristics

Historically, the population of Lompoc has experienced periods of rapid growth as portrayed in **Figure 3**. From the late 1950's through the mid-1980's, the growth was primarily generated by employment at Vandenberg AFB. The most recent episode of rapid population growth for Lompoc in conjunction with Vandenberg AFB occurred from 1978 to the mid-1980's when plans were underway for Space Shuttle launches. However, after the Space Shuttle Challenger Disaster in 1986 plans for shuttle launches from Vandenberg AFB were discontinued. Consequently, employment at Vandenberg AFB was not as dominant a factor in the City's growth rate as it had been prior to 1986. Beginning in the late 1980's employment growth in the Santa Barbara-Goleta area, combined with lower housing costs in Lompoc, triggered accelerated population growth.

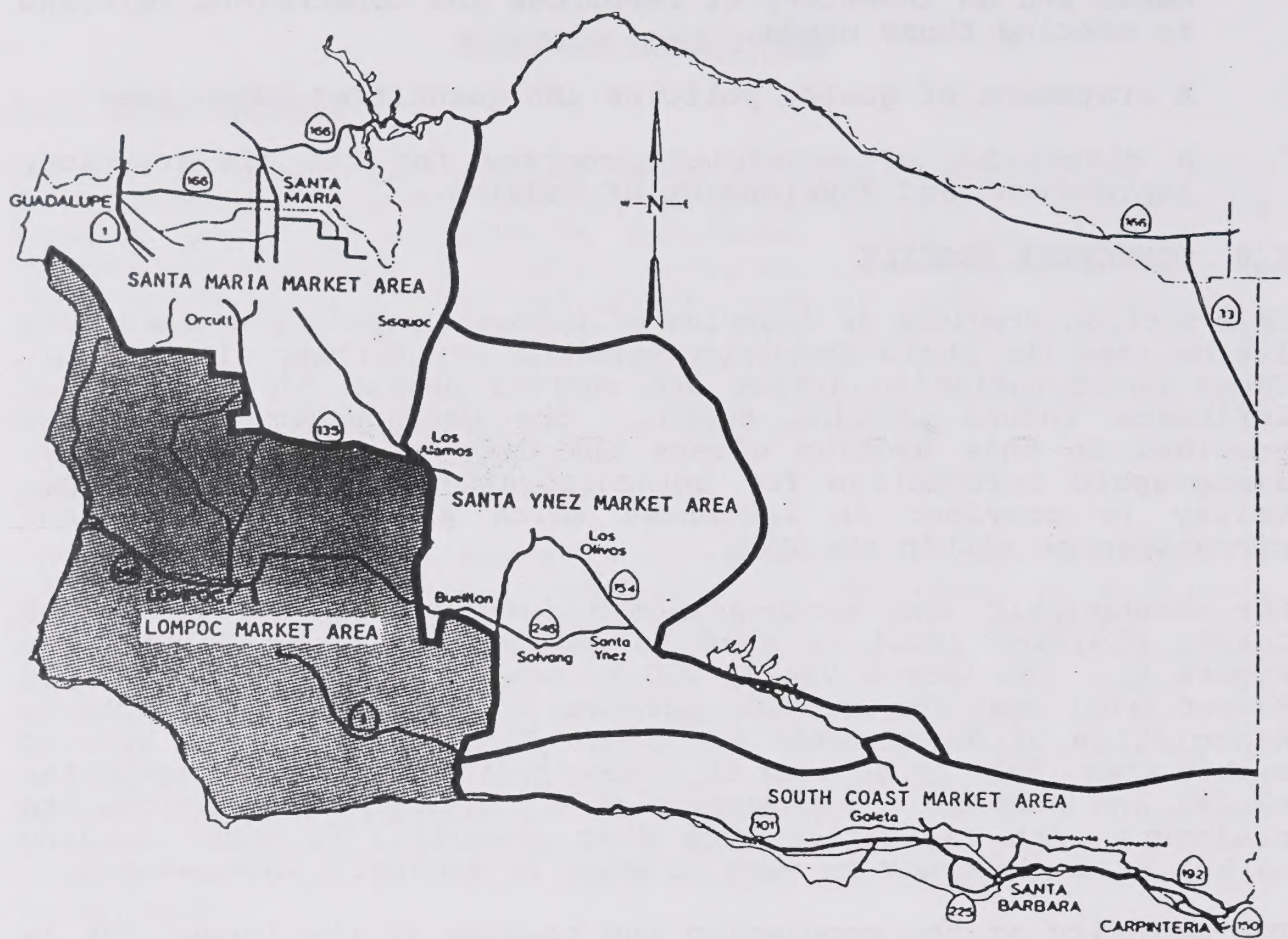


Figure 1 Housing Market Area

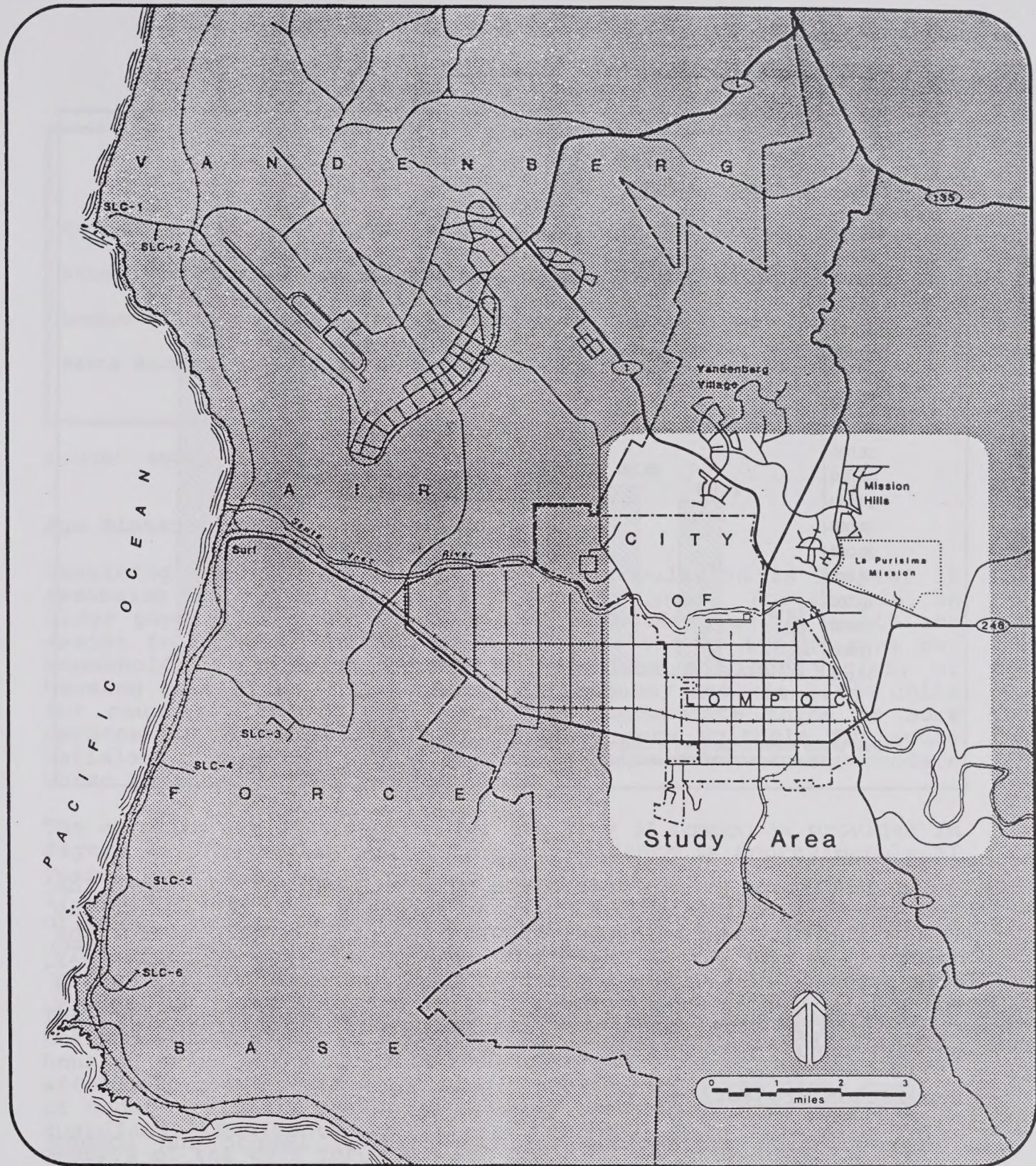
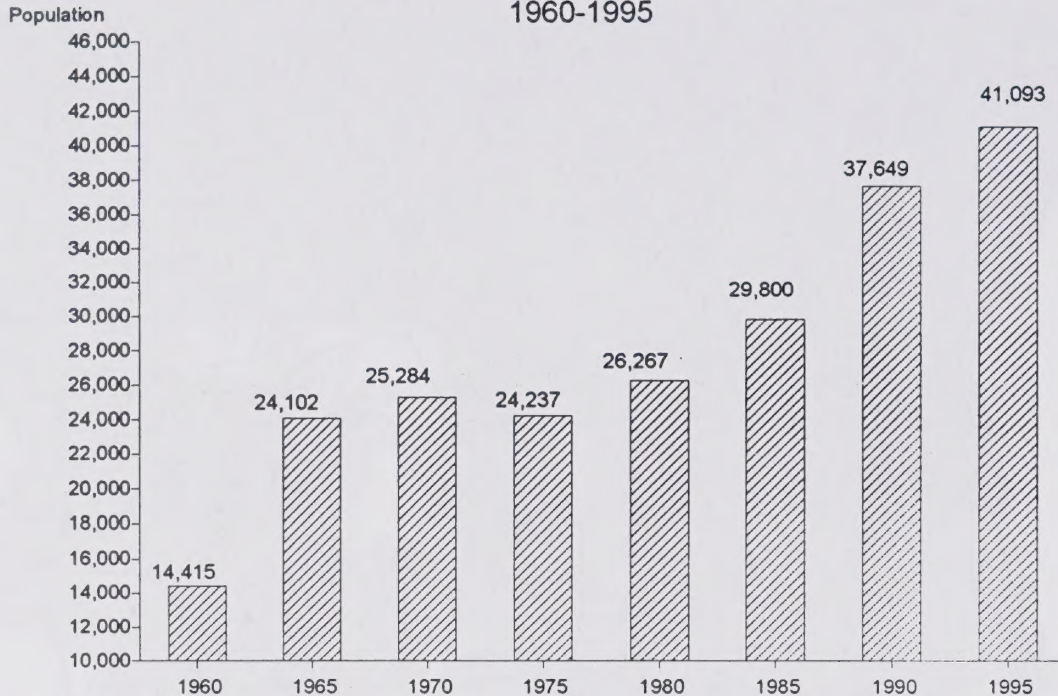


Figure 2 General Plan Study Area

Figure 3
Historic Population Trends
City of Lompoc
1960-1995



Source: United States Department of Commerce, Bureau of the Census, 1960-1990
State Department of Finance, 1995

Rapid population growth took place between 1960 and 1965 when the City grew approximately 10.83 percent annually. By the end of the 1960's the City had an annual growth rate of 5.78 percent for the decade. In the 1970's the annual growth rate was approximately 0.40 percent. The City's population again increased rapidly during the 1980's with an annual growth rate of 3.67 percent. By January 1, 1995, the City population reached 41,093 (approximately 1.72 percent annual growth rate from 1990-1995).³

Population Projections

The population projections for the City of Lompoc and Lompoc Valley, which reflect 1990 Census data, are presented in **Table 1**. The City is projected to grow by approximately 6,141 people during the time period 1995 - 2015, or approximately 13 percent. Population growth within the unincorporated area of the Lompoc Valley is expected to be slower than the City (16 percent) and the County's population is projected to increase by 85,156 persons or 18 percent).

Table 1
Population Projections

	<u>1990</u>	<u>1995</u>	<u>2000</u>	<u>2005</u>	<u>2010</u>	<u>2015</u>
City of Lompoc	37,649	41,885	44,208	46,560	47,868	48,026
Unincorporated Area	20,827	22,110	23,227	24,288	25,306	26,359
Lompoc Valley HMA	58,476	63,995	67,435	70,848	73,174	74,385
Santa Barbara Cnty	369,608	394,165	416,214	437,398	457,441	479,321

Source: SBCAG, 1994

Age Distribution

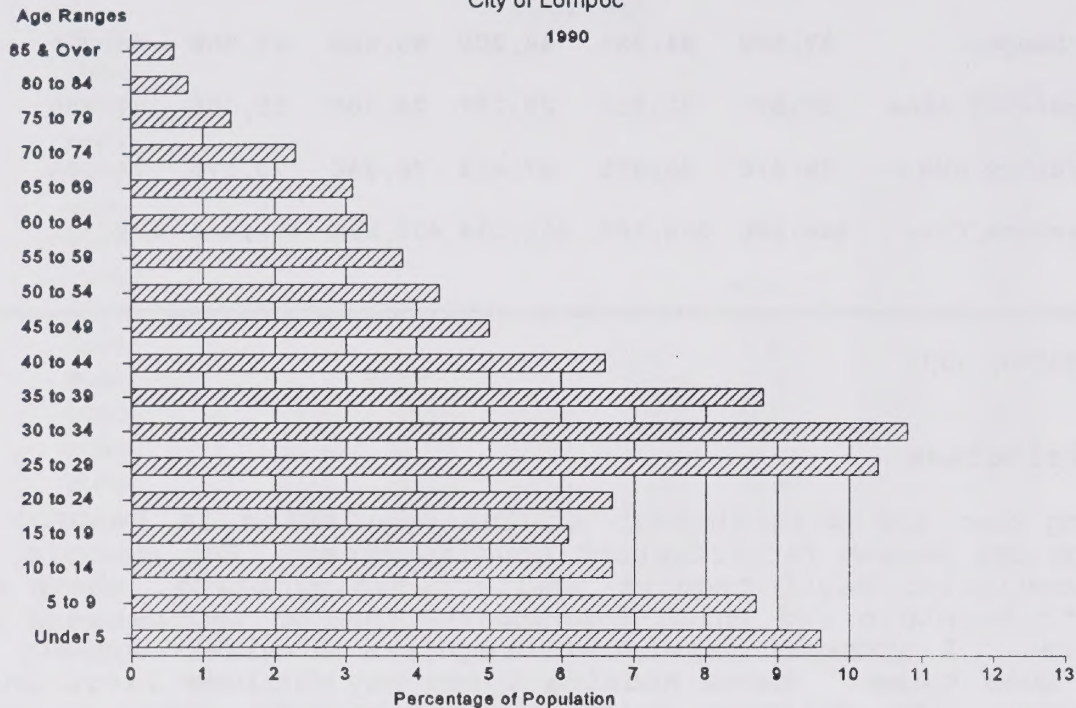
Examining the age distribution of the population is helpful in assessing the demand for different housing types. For example, an older population might require smaller housing units, which are easier to maintain and which accommodate one or two persons per household. A younger population requires a wider variety of housing unit types. These housing types may include large units for couples with children which can accommodate three or more persons per household or smaller units more suitable for young childless couples and single unrelated adults which can accommodate three persons or less per household.

The existing age distribution for the City of Lompoc is provided in **Figure 4**. The median age of Lompoc residents is approximately 31 years. Approximately 29 percent (10,903) of the City residents are 17 years or less and approximately 9 percent (3,191) are 65 years or more. Nearly 70 percent (25,700) of the City's population is under 40 years and approximately 26 percent of the population is 22 to 34 years of age.

The overall youthfulness of the community and large proportion of the population aged 22 to 34 indicates a need for affordable family housing units which can accommodate three or more individuals and affordable housing units for single adults. City residents aged 17 or under typically reside in housing units with their parents or guardians. Residents aged 22 -34 typically earn less than older members of the work force and are creating new households, starting families and having children. In 1990 females between the ages of 20 and 34 accounted for approximately 78 percent of the annual births within Santa Barbara County.⁴

Figure 4

Age Distribution
City of Lompoc
1990



Source: US Census, 1990.

2.2 Employment Characteristics

Another factor which contributes significantly to the demand for housing in Lompoc is the amount and type of employment located within the Planning Area and at Vandenberg AFB. Lompoc houses those employed within the community as well as approximately 7 percent of Vandenberg AFB personnel.⁵ Commuter behavior and the City's jobs housing balance are discussed in the Land Use Element and projections of employment growth are discussed in the Socio-Economics Appendix. However, recent employment trends for the Lompoc Market Area are provided in **Table 2** to assess the availability of capital for housing expenses.

Between 1980 and 1990 there has been an approximately 15 percent increase in the amount of local jobs available. During the same time period the City's total population and the number of residents 18 or over grew by 43 percent.

Table 2
Lompoc Region Employment Trends

<u>EMPLOYMENT SECTOR</u>	<u>1980</u>	<u>1985</u>	<u>1990</u>	<u>'80 - '90 % Change</u>
Agriculture	465	704	1,233	165.16
Mining*	0	0	60	100.00
Construction	392	620	1,114	184.00
Manufacturing	2,742	6,345	4,185	52.62
Transportation	350	495	483	38.00
Wholesale Trade	253	288	333	31.62
Retail Trade	1,814	2,780	2,949	62.56
Financial, Insurance & Real Estate	533	370	592	11.06
Services	2,959	4,641	5,833	97.12
Government	4,519	4,176	4,399	<-02.65>
TOTAL	14,027	20,419	21,181	51.00
* Employment at diatomaceous earth processing facilities is classified by SIC codes under the Manufacturing sector rather than the Mining sector.				

Source: APC, 1983, 1989, and SBCAG, 1994

3.0 HOUSING PROFILE

The characteristics of the City of Lompoc's households and housing stock provide information about how the existing housing supply is being utilized. Consequently, it helps identify existing community housing needs which pertain to the size, mix, distribution, condition, and cost of the housing supply.

3.1 Household Characteristics

For purposes of evaluating housing supply and demand, it is helpful to translate information from population figures into household data. The vast majority of Lompoc residents live in households. According to the 1990 Census approximately 93 percent of all City residents lived in households. The remaining 7 percent were persons living in group quarters.⁶ In 1980, there were 9,380 households in the City and by 1990, this number had increased by 33 percent to 12,504 total. This amounts to a 1990 average household

size of 2.81 persons, which is an increase from the 1980 average household size of 2.65 persons.

Household Tenure

Household tenure refers to the status of the occupant, whether he or she owns or rents the unit. Housing tenure provides information on turnover of occupants in a given housing unit and the affordability of the housing market. Renters tend to move more frequently than homeowners and also tend to have less money to spend on housing. Thus, the prevalence of owner-occupied households indicates stability within the housing market (i.e. less housing unit turnover) and increased homeownership affordability. Housing tenure data collected over the last 30 years indicates that the housing stock has been closely split between owner occupants and renters in the City (see **Table 3**).

Within the City there has been a small but steady increase in the number of owner-occupied households. In 1970 most households (approximately 51 percent) in Lompoc were renter-occupied. In 1980 there were slightly more owner-occupied than renter-occupied households in the City. By 1990 there were almost 500 more owner-occupied than renter-occupied households in Lompoc. However, owner-occupied units still made up close to half of the total citywide households. According to the 1990 Census, owner-occupied units comprised 52 percent of all households and rental units comprised 48 percent. Owner occupancy has increased by two percent since 1980. This recent trend indicates greater stabilization within the City's housing market and increased homeownership affordability.

The home ownership rate within the City has historically been less than in the County as a whole. In the County, owner-occupied households have outnumbered renter households by at least 6 percent since 1970 (see **Table 4**). However, although the proportion of homeowners is greater in the County, the City's home ownership rate increased at the same rate as the County's between 1980 and 1990 (2 percent).

Table 3
City of Lompoc Household Tenure

	<u>1970</u>	<u>(%)</u>	<u>1980</u>	<u>(%)</u>	<u>1990</u>	<u>(%)</u>
Owner Occupied	3,679	49	4,714	50	6,484	52
Renter Occupied	<u>3,885</u>	<u>51</u>	<u>4,666</u>	<u>50</u>	<u>6,020</u>	<u>48</u>
Total	7,564	100	9,380	100	12,504	100

Source: US Census 1970, 1980 and 1990.

Owner-occupants tend to occupy single family dwellings. According to the 1990 Census, approximately 85 percent of all owner-occupied units within the City were single family dwellings. The opposite is true for renters. Approximately 34 percent of renter-occupied units in Lompoc were single family dwellings in 1990.

Table 4
Santa Barbara County Household Tenure

	<u>1970</u>	<u>(%)</u>	<u>1980</u>	<u>(%)</u>	<u>1990</u>	<u>(%)</u>
Owner Occupied	45,146	54	57,867	53	71,053	55
Renter Occupied	<u>38,783</u>	<u>46</u>	<u>51,448</u>	<u>47</u>	<u>58,749</u>	<u>45</u>
Total	83,929	100	109,315	100	129,802	100

Source: US Census 1970, 1980 and 1990.

Household Sizes

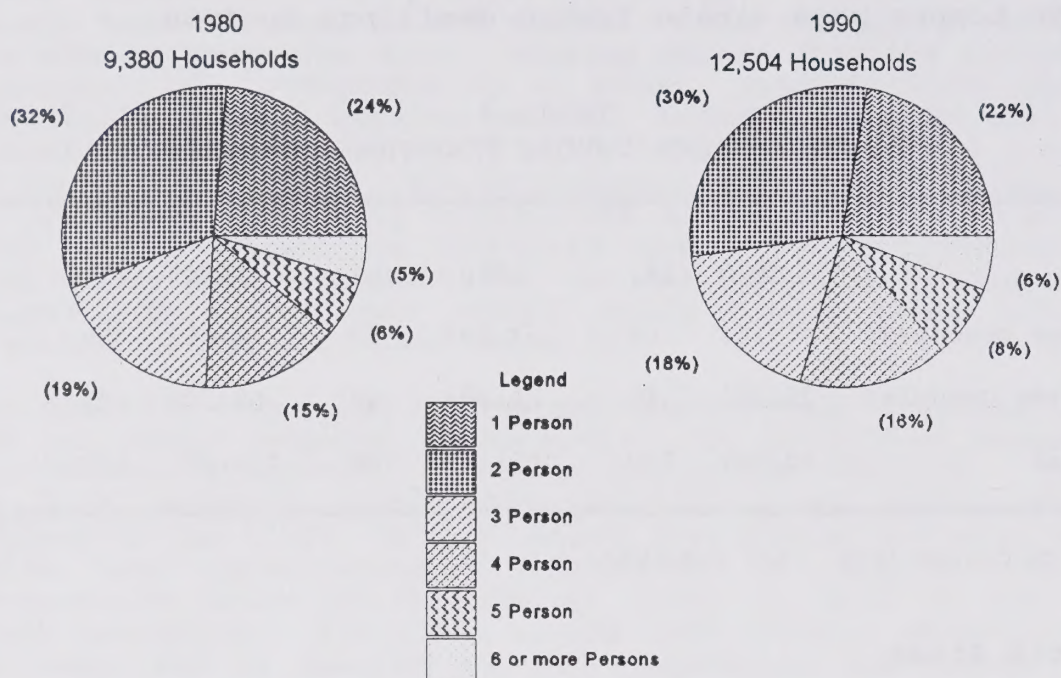
Household size is defined as the total number of persons, related or not, living in a housing unit. Although household size has decreased since 1970, it has increased since 1980 (see Table 5). The recent increase in household size is evidenced by the greater proportion of households with four or more occupants (see Figure 5). Between 1980 and 1990 the proportion of all households with four or more occupants has increased by four percent.

Table 5
City of Lompoc Average Household Size

	<u>1970</u>	<u>1980</u>	<u>1990</u>
Household Population	24,090	24,929	35,123
Number of Households	7,564	9,380	12,504
Persons/Household	3.18	2.66	2.81

Source: US Census 1970, 1980 and 1990.

Figure 5
Distribution of Household Sizes
City of Lompoc



Source: US Census 1980 and 1990

Household Overcrowding

According to the US Census an overcrowded household is one in which there is more than one person per room, excluding the kitchen and bathrooms. Incidence of household overcrowding dropped by nearly 2 percent between 1970 and 1980 (see **Table 6**). However, it rose by approximately 6 percent between 1980 and 1990. In addition, the sharpest rise came in the number of households with 1.51 or more persons per room. Overcrowding in Lompoc has been increasing since 1970. Between 1970 and 1980 the incidence of overcrowded households with 1.51 or more persons per room increased by approximately 13 percent. Between 1980 and 1990 the incidence of overcrowded households with 1.51 or more persons per room rose an additional 15 percent and accounted for 52 percent of all overcrowded households. The increased overcrowding among Lompoc households demonstrates a need for additional housing space. Household overcrowding also indicates that there is a shortage of income necessary to move to larger accommodations. Housing space appears to be priced at a premium. Households are adjusting by settling for less space rather than buying more space.

Overcrowding is more prevalent among renter-occupied households than owner-occupied households. In 1980 approximately 74 percent of all overcrowded households were renter-occupied. By 1990 the proportion of overcrowded households which were renter-occupied rose to approximately 79 percent. Approximately 18 percent of all renter households (1,069 of 6,020) were overcrowded in 1990. This indicates that overcrowded households in Lompoc tend to be renter-occupied and that a substantial number of Lompoc renters (approximately 3,100) are living in overcrowded conditions.⁷

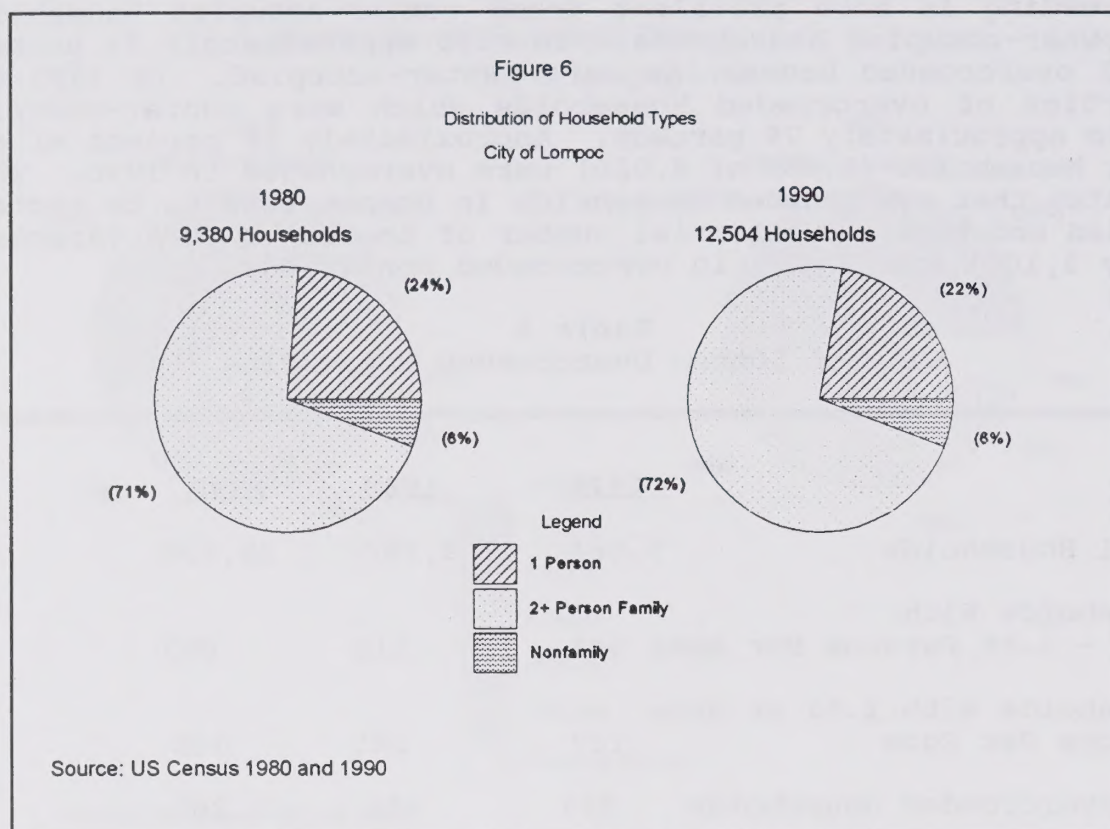
Table 6
City of Lompoc Overcrowded Households

	<u>1970</u>	<u>1980</u>	<u>1990</u>
Total Households	7,564	9,380	12,504
Households With 1.01 - 1.50 Persons Per Room	396	311	653
Households With 1.51 or More Persons Per Room	127	181	708
All Overcrowded Households	523	492	1,361
Percentage of All Households Which Are Overcrowded	6.9	5.2	10.9

Source: US Census, 1970, 1980, and 1990.

Household Types

The distribution of household types has changed very little over the past ten years. The majority of households in Lompoc are family households. In fact family households make up approximately 70 percent of all households in the City (see Figure 6). The second most common household type are one-person households which make up 22 percent of all households. The remaining households are nonfamily households (two or more unrelated persons) and account for 6 percent of all households.



Family household sizes are significantly larger than all other households. According to the 1990 Census, the average household size for all households citywide was 2.81 persons while the average family household size was 3.28 persons. Family households composed approximately 70 percent of all households but accounted for approximately 85 percent the City's household population (see **Table 7**) and nonfamily households composed approximately 30 percent of all households but accounted for approximately 15 percent the City's household population. Consequently, family households require more space and larger housing units than nonfamily households to avoid overcrowded conditions.

Table 7
City of Lompoc Household Population Distribution

Household Type	1980	(%)	1990	(%)
Nonfamily	3,407	14	4,546	13
Family	<u>21,522</u>	<u>86</u>	<u>30,577</u>	<u>87</u>
	24,929	100	35,123	100

Source: US Census, 1980 and 1990.

Household Income

The California Department of Housing and Community Development (HCD) defines household income groups and the US Department of Housing and Urban Development (HUD) calculates income levels relative to the county median for these groups. There are four household income group categories: very-low, low, moderate, and above-moderate income. Very-low income households are households with incomes less than 50 percent of the area median income; low income households are households with incomes between 51 and 80 percent of the county median income; moderate income households are households with incomes between 81 and 120 percent of the county median income; and above-

Table 8
Santa Barbara County Maximum Household Income Limit - 1995

Number of Persons In Household

Income Group	1	2	3	4	5
Very Low	17,350	19,800	22,250	24,750	26,750
Low	27,700	31,700	35,650	39,600	42,750
Median	34,650	39,600	44,550	49,500	53,450
Moderate	41,600	47,500	53,450	59,400	64,150
Above Moderate	>41,600	>47,500	>53,450	>59,400	>64,150

Source: HCD, 1994

moderate income households have incomes above 120 percent of the county median income. The 1995 income limits for Santa Barbara County are listed (see **Table 8**). HUD, HCD, Santa Barbara County Housing Authority, and the City use these income limits to determine eligibility for publicly-funded housing assistance programs.

Available household income is one of the most critical factors influencing the demand for housing. The 1980 and 1990 distribution of very-low, low, moderate, and above-moderate income households in Lompoc is provided in **Table 9**. Lompoc household income information from the 1980 and 1990 Census shows that the proportion of very-low income households within the City has decreased by approximately 3 percent between 1980 and 1990 (from 29 to 26 percent).

The proportion of low income households in Lompoc increased by an identical 3 percent between 1980 and 1990 indicating that the increase came from households who were previously very-low income. The proportion of moderate income households dropped by 8 percent between 1980 and 1990. However, the proportion of above-moderate households increased by an identical 8 percent during the same period. Therefore, there was a shift to higher income categories evident for both the very-low and moderate income households between 1980 and 1990. Yet, household incomes in Lompoc are lower than countywide incomes. According to the 1990 Census, the 1990 median household income for Lompoc was \$31,702. This represents approximately 89 percent of the median countywide household income (\$35,677). The income disparity is even greater for family households. The 1990 median family household income for Lompoc (\$35,321) represents approximately 86 percent of the countywide family household income (\$41,289).

Table 9
City of Lompoc Household Income Distribution

Income Level	1980 ⁸		1990 ⁹	
	Household Number	(%)	Household Number	(%)
Very low	2,720	29	3,251	26
Low	1,501	16	2,376	19
Moderate	1,876	20	1,500	12
Above Moderate	3,283	35	5,376	43
	9,380	100	12,504	100

Sources: SBCAG, 1992a and HCD, 1988.

Government agencies, lenders, and landlords generally consider a household eligible to rent or buy if monthly payments do not exceed 30 percent of total household income. According to 1990 Census information 4,098 households currently are overpaying (paying over 30% of household income on direct housing costs) for housing within the City (see **Table 10**).

Table 10
City of Lompoc Household Overpayment - 1990¹⁰

Household Income	Renter Occupied Households		Owner Occupied Households		Total Household	
	Number	(%)	Number	(%)	Number	(%)
Very low	1,856	70	240	17	2,096	51
Low	497	19	248	17	745	18
Moderate	265	10	283	20	548	13
Above Moderate	<u>46</u>	<u>2</u>	<u>66</u>	<u>46</u>	<u>709</u>	<u>17</u>
	2,664	101	1,434	100	4,098	99

Source: US Census, 1990 and HCD, 1988.

This represents approximately 33 percent (4,098 / 12,504) of all households citywide. Most households (65 percent) which overpay for housing are renter households. Approximately 89 percent of renter households which overpay are lower income households (households in the very-low and low income categories). Less than half (approximately 35 percent) are owner households. In addition, approximately 34 percent of all owner households which overpay are lower income households.

Household overpayment has a direct effect upon the standard of living for community residents. Households which overpay for housing have fewer dollars available for other necessities such as food, clothing, and healthcare. Very-low and low income residents have the tightest budgets are more adversely affected by housing overpayment than higher income households. That is, above-moderate households can afford to spend more than 30 percent of household income on housing since they have more discretionary dollars which are not earmarked for basic necessities. Consequently, above-moderate income households normally overpay for housing by choice. In addition, lower income renter-occupied households do not have the option of selling their home (or borrowing against equity) to raise additional capital in the event of an emergency. Owner-occupied households have the option of selling or renting a portion of their home to offset unexpected expenses.

3.2 Housing Characteristics

The housing characteristics discussed below identify the existing and future needs associated with the City's housing supply.

Housing Quantity and Type

The supply of housing in Lompoc has increased sharply since 1970 (see **Table 11**). Between 1970 and 1980 the housing stock increased by approximately 24 percent. Between 1980 and 1990 the supply increased by 3,384 units or an additional 34 percent.

Table 11
City of Lompoc Housing Supply

	<u>1970</u>	<u>1980</u>	<u>1990</u>
Total Units	7,997	9,877	13,261
Units Added	—	1,880	5,264
Percent Change		23.5	65.8

Source: US Census 1970, 1980 and 1990.

In 1994 there were approximately 13,750 housing units within the City (see **Table 12**). The majority (approximately 53 percent) of these units were single family detached units. In fact, single family units (detached and attached) made up approximately 60 percent of the housing supply. Multi-family units comprised approximately 34 percent of the housing stock and mobile homes accounted for approximately 6.7 percent. Between 1990 and 1994 the City's housing supply increased by 488 units or approximately 3.5 percent.

Table 12
City of Lompoc Housing Stock Composition

Type	1990 ¹¹ Total Units	1990-94 Units Added	Total Units	(%)
Single Family:				
Detached	6,973	309	7,282	52.9
Attached	873	14	887	6.5
Multi-Family:				
2-4 Plexes	1,938	43	1,981	14.4
5 or More Units ¹²	2,552	122	2,674	19.4
Mobile Homes	<u>925</u>	<u>0</u>	<u>925</u>	<u>6.7</u>
Totals	13,261	488	13,749	99.9

Source: US Census, 1990; California State Department of Finance, E-5 Reports, 1990-95.

Housing Age

Approximately 61 percent of the City's 1994 fixed-housing stock (i.e. total housing units minus mobile homes) was built prior to

1970. As of 1990, approximately 25 percent (3,116 units) of the City's fixed-housing stock was more than 30 years old (see Table 13). By the year 2000, 62 percent (7,817 units) of the 1990 fixed-housing stock will be more than 30 years old. Although regular maintenance can prolong the life of the older homes beyond 30 years, the passage of time will increase the cost and magnitude of needed housing repairs. Generally, housing units over 40 years old require large financial expenditures to prolong their useful life and prevent substantial deterioration. Older homes may need electrical rewiring, modernized plumbing systems and new foundation work. Given the age of the existing housing stock, periodic ongoing maintenance is critical to prevent significant deterioration and protect the existing housing supply.

Table 13
City of Lompoc Housing Stock Age¹³

<u>Year of Construction</u>	<u>Units</u>	<u>Percent</u>
1990 - 1994	488	3.8
1980 - 1989	2,459	19.2
1970 - 1979	2,060	16.1
1960 - 1969	4,701	36.7
1950 - 1959	1,794	14.0
1940 - 1949	665	5.2
Before 1940	<u>657</u>	<u>5.1</u>
Total	12,824	100.0

Sources: US Census, 1980 and 1990; California State Department of Finance, E-5 Reports, 1990-94; Lompoc Building Division Records.

Housing Condition

Although a large proportion (approximately 61 percent) of the City's housing stock was constructed prior to 1970, it appears to be well-maintained. The City conducted study in 1991 to evaluate the condition of the existing housing stock (see Appendix A for methodology). Housing unit conditions were rated using four classifications: A, B, C, or D. Generally, units rated "A" were in satisfactory condition or better, with no visible existing repair needs; units rated "B" required minor rehabilitation to be restored to an "A" condition; units rated "C" required major rehabilitation

to be restored to an "A" condition; and units rated "D" were dilapidated and required replacement.

A total of 8,864 housing units or approximately 65 percent of the City's 1991 housing stock was surveyed. Units built after 1972 (approximately 4,580) were not surveyed, since were assumed to be rated "A" because they were less than 20 years old and hence were built in compliance with the Uniform Building Code. The findings of the study are provided in **Table 14**.

Table 14
1991 Housing Condition Study Findings

<u>Housing Type</u>	<u>Housing Condition</u>				<u>Total Units</u>
	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>	
Single Family	6,658 83%	1,231 15%	119 2%	10 .01%	8,018
Multi-Family	3,874 84%	609 13%	113 2%	8 .02%	4,604
Mobile Home	815 <u>88%</u>	103 <u>11%</u>	7 <u>1%</u>	N/A =	925
All Units	11,347 84%	1,943 14%	239 2%	18 .01%	13,547 100%

The 1991 Housing Condition Study found that 84 percent of the City's housing stock was well-maintained and appeared in adequate or better condition. Most of these units have been recently built and received steady maintenance. The regularity of future maintenance will determine whether these units remain in "A" condition or slip to "B" condition.

Approximately 16 percent of the City's housing (2,182 units) appeared in need of some form of rehabilitation ("B" and "C" units). The vast majority of units requiring rehabilitation were in "B" condition and appeared in need of relatively small financial expenditures (under \$10,000) to be considered in "A" condition. However, these "B" condition units (1,943) are in the early stages of deterioration. They are units which can be repaired and provide a long-term source of quality housing or can deteriorate further and become beyond reasonable economic repair. Various factors determine whether "B" condition units slip to "C" condition. These factors include: the severity and urgency of the repair needs, the willingness of owners to make needed repairs before they become critical, the availability of private funds to spend on housing repairs, and the ability of the City to obtain and allocate public funds for those in need of financial or technical assistance.

Approximately two percent of the City's housing stock (257 housing units) was severely deteriorated, requiring a large expenditure of funds (more than \$10,000) to repair. In fact, in at least 18 cases housing units appeared to have deteriorated beyond reasonable economic repair and needed to be replaced.

The presence of severely deteriorated and dilapidated housing creates many negative side effects. These units can pose a safety hazard to their occupants and neighbors. They may become abandoned and serve as dangerous playgrounds for children or in some cases centers for criminal activity. In addition, "C" and "D" condition units can decrease property values of adjacent units and deter private investment within a neighborhood. This in turn, decreases housing supply, hinders marketability of nearby units, deters new development, and creates a disincentive for nearby property owners to maintain their residences. Consequently, a larger number of units become susceptible to neglect within a concentrated area. As a result, housing deterioration may spread throughout a block or neighborhood.

Table 15
City of Lompoc Vacancy Rates by Tenure

	<u>1970</u>	<u>1980</u>	<u>1990</u>
Homeowner Vacancy Rate	2.1	4.9	1.4
Rental Vacancy Rate	6.9	5.1	7.6
Overall Vacancy Rate	5.4	5.0	5.7

Source: US Census, 1970, 1980, and 1990.

Vacancy Rate

Vacancy rates provide a quantifiable measurement of excess housing supply. Vacant units are the portion of the City's housing stock which is unoccupied. The rule of thumb is that a 4.5% to 5.0% vacancy rate indicates a good balance of supply and demand in the housing market. Vacancy rate information is provided by the US Census and is monitored monthly by the City via its electric meters (electric meters are turned off when a unit is vacant). The total overall vacancy rate in the City was 5.7 percent according to the 1990 Census (see **Table 15**). The Census data also indicates that vacancy rates have customarily been higher for renter-occupied units than owner-occupied units.

Information from the City's Electric Meter Vacancy Rate Program shows a great deal of vacancy rate variation by housing type in the 1987-1994 time period (see **Table 16**). Multi-family dwellings had the highest vacancy rate (between 7.6 and 13.5 percent). However,

the vacancy rate for these units steadily decreased by approximately 6 percent during this period. Single-family attached dwellings had next highest vacancy rate (between 3.4 and 6.0 percent) during the same period and also decreased without interruption until 1994 when an increase in the vacancy rate of 1.8 percent was observed. Single-family detached dwellings had a relatively low vacancy rate (between 1.6 and 2.9 percent). Overall, the City's vacancy rate decreased by 2.6 percent between 1987 and 1994.

Table 16
City of Lompoc Vacancy Rates by Housing Unit Type

	----- Percent Vacant -----							
Unit Type	1987	1988	1989	1990	1991	1992	1993	1994
SFD Detached	2.8	2.7	2.9	2.6	2.3	1.6	1.8	1.7
SFD Attached	6.0	6.0	5.4	4.7	4.7	3.7	3.4	5.2
MFD	<u>13.5</u>	<u>13.2</u>	<u>11.8</u>	<u>10.3</u>	<u>9.3</u>	<u>7.9</u>	<u>7.6</u>	<u>7.8</u>
Total	7.4	7.3	6.7	5.9	5.4	4.4	4.3	4.8

Source: City of Lompoc, 1992b & 1994

Housing Cost

Housing cost includes the market price of housing units available to prospective buyers and renters as well as the cost of basic utility expenses (i.e. electric, gas, water, and refuse). The 1990 Census identifies the median value of owner-occupied units in the City as \$144,600. The majority of housing units (51 percent) were valued between \$125,000 and \$175,000 (see Table 17).

Table 17
City of Lompoc Owner-Occupied Housing Values
1990

<u>Value</u>	<u>Percent</u>
< \$100,000	11.4
\$100,000 - 124,999	15.0
\$125,000 - 149,999	30.0
\$150,000 - 174,999	21.0
\$175,000 - 199,999	11.7
> \$200,000	<u>10.9</u>
	100.0

Source: US Census, 1990.

Home sales information indicates that prices have increased by approximately 12.5 percent annually between 1985 and 1990 (see **Table 18**). The rate of price appreciation was the same for 2-, 3-, and 4-bedroom homes during this five year period.

Table 18
City of Lompoc Average Home Sale Prices

<u>No. of Bedrooms</u>	<u>1985</u>	<u>1990</u>	<u>Average Annual Percent Change¹⁴</u>
2 Bedrooms	\$77,920	\$126,661	10.2
3 Bedrooms	\$89,966	\$146,308	10.2
4 Bedrooms	\$101,113	\$164,696	10.2

Source: Lompoc Valley Board of Realtors.

There are wide housing price ranges within Lompoc for 2-, 3-, and 4-bedroom homes (see **Table 19**). These ranges provide prospective homeowners with a high degree of financial flexibility and choice when shopping for homes. Although 2 bedroom units average approximately \$118,000, there is a \$56,000 range between the least-costly and most-costly housing unit. The housing price ranges are even more substantial for 3- and 4-bedroom units. Housing prices vary by \$190,000 for 3-bedroom units and \$165,000 for 4-bedroom units.

Table 19
City of Lompoc Home Sale Prices - 1994

<u>Unit Type</u>	<u>Average Price</u>	<u>Price Range</u>	<u>Range Size</u>
2 Bdrm	\$118,000	\$ 80,000 - \$136,000	\$ 56,000
3 Bdrm	\$135,000	\$105,000 - \$295,000	\$190,000
4 Bdrm	\$165,000	\$115,000 - \$295,000	\$165,000

Note: Home sale prices have been rounded to the nearest thousand dollars.

Source: Lompoc Valley Board of Realtors.

According to 1990 Census the median rent (excluding utilities) for housing within Lompoc was \$463. Most rental housing in Lompoc (67 percent) was priced from \$350 to \$650 (see **Table 20**). However, the largest proportion of rental housing (42 percent) was priced between \$350 and \$500.

Table 20
City of Lompoc Contract Rent - 1990

<u>Contract Rent</u>	<u>Percent</u>
< \$200	
6.5	
\$200 - 349	11.2
\$350 - 499	42.0
\$500 - 649	25.1
> \$650	<u>15.2</u>
	100.0

Source: US Census, 1990.

Two important factors which influence the price of rental housing are housing size (number of bedrooms) and type of housing (e.g. detached house, condominium, or apartment). A rental housing price survey was conducted in March 1995 to evaluate how prices vary by size and type of unit (see **Table 21**). As expected, larger units are generally more expensive than smaller units. In addition, condominiums and detached houses tend to be more expensive than apartments with the same number of bedrooms. The widest price ranges were found among three-and four-bedroom units. Rental prices for three-and four-bedroom units varied by \$670 and \$845 respectively. Consequently, the highest degree of choice in terms of price is available to those seeking three-and four-bedroom units.

Table 21
City of Lompoc Rental Prices - 1995¹⁵

<u>Housing Size</u>	<u>Apartments</u>	<u>Condominiums</u>	<u>Detached Houses</u>
1 Bedroom	\$350 - 440	\$500 - 550	\$450
2 Bedroom	\$400 - 630	\$550 - 700	\$500 - 750
3 Bedroom	\$530 - 600	\$750 - 850	\$800 - 1200
4 Bedroom	\$655 - 695	---	\$850 - 1500

Note: Prices are monthly rate ranges at different rental development locations.

Rental housing cost is also influenced by utility costs. Water is the only utility that is currently being included in the apartment rents in the City of Lompoc. Sewer, Electric, Gas and Refuse are all paid by the renter on an individual basis. In condominiums and detached houses, the renter is responsible for the cost of all utilities. Average monthly utility expenses for the City are provided in Table 22.

Table 22
City of Lompoc Average Monthly Housing Utility Expenses - 1994

<u>Housing Type</u>	<u>Water</u>	<u>Sewer</u>	<u>Electric</u>	<u>Gas *</u>	<u>Refuse</u>	<u>Total</u>
Single-Family	\$33.22	\$16.26	\$37.37	\$21.45	\$13.43	\$121.73
Multi-Family	21.39	16.26	25.63	21.45	13.43	98.16
Mobile Home	10.73	12.37	22.98	21.45	13.43	80.96

Sources: Southern California Gas Company (residential average) and City of Lompoc, Utility Records, June 1994.

Monthly utility expenses can account for as much as 10 to 20 percent of the total rental housing cost of certain units. For example, the average monthly utility cost for a single-family dwelling (\$121.73) renting for \$575 accounts for approximately 21 percent of the total monthly housing cost. The average monthly cost of utilities (minus water) for a multi-family dwelling (\$76.66) renting for \$350 accounts for approximately 21.9 percent of the total monthly housing expenses.

Housing Affordability

In 1990, State and Federal standards for housing overpayment were based on an income-to-housing ratio of 30 percent and above. Households paying greater than this amount have less income left over for other necessities, such as food, clothing, and health care. It is recognized, however that upper income households are generally capable of paying a larger proportion of their income for housing, and therefore estimates of housing overpayment generally focus on lower income groups.

The 1990 Census identifies households paying greater than 30 percent of income for housing. As expected, the lower the income group, the greater the proportion of households overpaying for housing. Among households earning less than \$10,000, 73 percent overpaid for housing; whereas 65 percent in the \$10,000 - \$19,999 category overpaid; 33 percent in the \$20,000 - \$34,999 category overpaid; and only 15 percent earning more than \$35,000 overpaid. In total, an estimated 33 percent of Lompoc's households in 1990 were overpaying for housing.

The distinction between renter and owner housing overpayment is important because while homeowners may overextend themselves financially to afford the option of home purchase, the owner always maintains the option of selling the home. Renters on the other hand, are generally limited to the rental market, and need to pay the rent established by the market. According to the 1990 Census, of the 1,372 households with incomes less than \$10,000, 1,154 were renter households and only 218 were owner households. This discrepancy reflects the tendency of renter households to have lower incomes than owner households.

Ownership Affordability

Homeownership affordability is a function of two variables: a buyer's borrowing capacity and the market price of homes for sale. The majority of prospective home owners finance acquisition of housing by obtaining a mortgage. The process of qualifying for a mortgage includes an assessment of a variety of financial factors, including personal credit history, outstanding debt, and employment stability. The three most important factors influencing borrowing capacity and hence homeownership affordability are discussed below.

The first factor is the household's expense ratio. This ratio is the percentage of gross household income that is needed to pay housing expenses. It is an important measure of borrowing capacity and thus helps determine a prospective homebuyer's price range. Government agencies, lenders and real estate industry officials generally consider a household eligible to buy if monthly payments (including mortgage payments, taxes, and insurance) do not exceed 30 percent of a household's gross adjusted income (gross income less any outstanding debt).¹⁶

A second factor is the amount of money available for a down payment. The size of the down payment establishes the initial buyer's equity level in the property which in turn affects the size of the amount financed. A conventional loan requires a 10 to 20 percent down payment. This requirement can be extremely formidable. Based upon 20 percent, the down payments required on average priced 2, 3, and 4 bedroom housing units in Lompoc (refer to **Table 17**) are approximately \$24,000, \$27,000, and \$33,000 respectively. However, a household with a sufficiently large monthly income may be allowed to decrease necessary down payments to 5 or 10 percent provided that mortgage insurance is purchased. In addition, the Federal Housing Administration (FHA) and US Department of Veterans Affairs provide qualified first-time home buyers with reduced down payments.¹⁷ These programs are frequently utilized by Lompoc households. Consequently, down payments made within Lompoc average between 5 or 10 percent.

A third factor is the prevailing interest rate. The interest rate establishes the cost of borrowing and determine the size of monthly housing payments over the life of the loan. Traditionally, home loans have been made at a fixed rate for a 30 year period. However, since the early 1980's adjustable rate mortgages have become more common. The main advantage of adjustable rate mortgages is that they provide home owners with lower interest rates than fixed interest loans during the early years of the loan. This enables buyers who expect their incomes to rise to qualify for higher mortgages than would be possible with a fixed interest loan. In exchange for this benefit, adjustable rate borrowers accept greater uncertainty about the size of future monthly mortgage payments. Yet regardless of the type of loan, interest rates help determine the amount of money a prospective buyers can afford to borrow.

Loan amounts are extremely sensitive to changes in interest rates. The effect of interest rates on loan amounts is illustrated in **Table 23**. Higher interest rates decrease borrowing capability while lower interest rates expand borrowing capability. A one percent change in interest rates can increase or decrease loan amounts by as much \$4,000 to \$15,000. The larger a household's maximum affordable payment the larger the effect of interest rate fluctuations. For example, a one percent increase in interest rates from 9 to 10 percent would decrease the loan amount available to a household with maximum affordable payment of \$800 by \$7,000 (from \$85,000 to \$78,000). The same one percent increase would decrease the loan amount available to a household with a maximum affordable payment of \$1,400 by \$11,000 (from \$148,000 to 137,000).

Table 23
Effect of Interest Rates on Borrowing Capacity

Maximum Affordable Payment	<u>7%</u>	<u>8%</u>	<u>9%</u>	<u>10%</u>	<u>11%</u>	<u>12%</u>
	----- (\$ 0 0 0 ' s) -----					
\$800	100	92	85	78	73	68
\$1,000	125	114	106	98	91	86
\$1,200	150	137	127	118	110	103
\$1,400	175	160	148	137	128	120
Notes:	Calculations are based on a 30 year mortgage.					
	The maximum affordable payment is equal to 30% of monthly income and includes the cost of insurance and taxes.					

Source: Wells Fargo Bank, 1989.

Homeownership in Lompoc is affordable for low and moderate income households (provided a sufficient downpayment is available). In 1995 the median income for a four-person household in Santa Barbara County was \$49,500.¹⁸ Average 1994 prices for 2-, 3-, and 4-bedroom housing units were approximately \$118,000, \$135,000 and \$165,000 respectively (see **Table 19**). The average price for a 2-bedroom home in Lompoc was affordable for a household earning less than 70 percent of the Santa Barbara County median household income (see **Table 24**). The average price for a 3-or 4-bedroom home was affordable for a four-person household earning less than 95 percent of the County median income.

Table 24
Home Ownership Affordability
For Median Income Four-Person Household in 1995

<u>Home Price</u>	<u>Down-payment¹</u>	<u>Loan Amount²</u>	<u>Total Monthly Cost³</u>	<u>Gross Monthly Income⁴</u>	<u>Percent of Median Income⁵</u>
\$100,000	\$10,000	\$90,000	\$ 727	\$2,422	58.7%
\$120,000	\$12,000	\$108,000	\$ 873	\$2,911	70.5%
\$140,000	\$14,000	\$126,000	\$1,020	\$3,399	82.4%
\$160,000	\$16,000	\$144,000	\$1,166	\$3,888	94.3%
\$180,000	\$18,000	\$162,000	\$1,313	\$4,377	106.1%
\$200,000	\$20,000	\$180,000	\$1,460	\$4,865	117.9%

¹ Down payment = 10% of home price.
² Loan amount = 90% of home price.
³ Total monthly cost is rounded to the nearest dollar and includes the monthly loan payment (30 year fixed loan at 9%), taxes (1.10%), and insurance (0.02%).
⁴ Gross monthly income = total monthly cost divided by .30 and rounded to the nearest dollar.
⁵ 1995 median household income provided by HCD for Santa Barbara County was \$49,500. Lompoc's median household income was 89% of the County's according to the 1990 Census.

Rental Affordability

Rental housing affordability is primarily a function of market prices, gross household income, and household size. Rental prices are discussed above (see **Table 21**). As mentioned previously, the accepted income-to-housing ratio for rental housing affordability is 30 percent. Although affordability assessments do not always include a utility allowance, it is more realistic to do so because the cost of utility expenses can make up a significant proportion of monthly rental housing cost.

Table 25
Income Needed To Rent Market Rate Housing

	<u>Rent Level</u>	<u>Utility Allowance</u>	<u>Gross Rent</u>	<u>Affordability Standard</u>	<u>Monthly Income Needed</u>
1 Bdrm Apt	\$350	\$70	\$420	30%	\$1,400
2 Bdrm Apt	\$400	\$75	\$475	30%	\$1,583
3 Bdrm Apt	\$530	\$80	\$610	30%	\$2,033
3 Bdrm House	\$800	\$120	\$920	30%	\$3,067
4 Bdrm House	\$850	\$120	\$970	30%	\$3,233

The affordability of a housing unit can be determined by the gross monthly income needed relative to the proportion of the countywide median income. **Table 25** provides gross monthly incomes needed for rental housing at 1994 market rates (\$350 - \$850) in Lompoc given utility costs within the City. For example, a 2-bedroom apartment with a gross rent of \$475 per month would require a minimum monthly income of \$1,583 to be affordable. **Table 26** shows rental housing affordability in terms of needed monthly incomes relative to countywide median income levels for different household sizes. Thus, the 2-bedroom apartment which requires a monthly income of \$1,583 would be affordable to a low income one-person household (earning 56% of median income) or a very-low income two-person household (earning 43% of median income).

Table 26
Rental Affordability For Median Income Household

<u>Monthly Income Needed</u>	<u>-----</u> <u>1 Person Household</u>	<u>Proportion of Median Income</u> <u>2 Person Household</u>	<u>3 Person Household</u>	<u>4 Person Household</u>	<u>-----</u> <u>5 Person Household</u>
\$1,400	49%	43%	38%	35%	32%
\$1,583	56%	49%	43%	39%	36%
\$2,033	72%	63%	56%	50%	46%
\$3,067	108%	95%	84%	76%	70%
\$3,233	114%	100%	89%	80%	74%

Note: This table uses 1995 HCD median income limits for Santa Barbara County. Lompoc's median household income was 89% of the County's according to the 1990 Census.

Assisted Housing

Three assisted housing developments in which affordability controls are due to expire by 2002 are located within the City (see Table 27). These affordability controls currently apply to a total of 127 units city-wide. Laurel Springs Apartments currently contain 19 assisted units. These units were required to be set aside for occupancy by low and moderate income households. The affordability control was imposed as a condition of the revenue bond agreement used to finance construction of the development. The City has loaned CDBG funds to the Lompoc Housing Assistance Corporation (LHAC), a nonprofit corporation, in order to purchase a partnership interest in the 94 unit apartment complex and secure rental affordability controls until sale as condominiums in 1996. At that time, LHAC participation will secure a buydown credit on 20 percent of the units to preserve the assisted units for an additional 30 year period.

The Ravenswood apartment complex contains 41 assisted units. These units were also required to be set aside for occupancy by low and moderate income households. The affordability control was imposed as a condition of the revenue bond agreement used to finance construction of the development. As of 1994, the City had not taken actions to conserve these assisted units prior to their conversion to market rate prices in 1996.

Affordability controls which apply to Park Place apartments limit rents to amounts affordable to households earning below 120 percent of median countywide income thresholds. As of 1994, market prices satisfy the affordability controls on the assisted Park Place apartments.

Table 27
Assisted Housing At Risk of Losing Affordability Controls
1992 - 2002

<u>Project Name And Address</u>	<u>Number of Units</u>	<u>Income Affordability Restriction</u>	<u>Mechanism; Year of Termination</u>
Laurel Springs	9	Low	Bond
Apartments		Agreement;	
812 W. Laurel Ave.	10	Moderate	1996 or upon
		thereafter	sale
Ravenswood	20	Low	Bond Agreement;
Apartments			1996 or upon
401 W. Pine Ave.	21	Moderate	sale
		thereafter	
Park Place	67	Moderate	Density Bonus;
Apartments			2001
1300 N. "L" St.	-----		
	127 Units		

4.0 HOUSING NEEDS

4.1 Existing Housing Needs

Reduction of Overcrowding

Household overcrowding currently affects approximately 11 percent of the households within the City. More than half (52 percent) of these households live in units with more than 1.5 persons per room (excluding bathrooms and kitchen). A sufficient supply of vacant housing units exists to alleviate overcrowded conditions among smaller household sizes. However, insufficient income is available for these households to move to larger units. In addition, household size has begun to rise after a steep decrease between 1970 and 1980 which has compounded overcrowding conditions. This is most apparent among large households with five or more occupants. Job creation and assistance with down payments and security deposits are needed to promote homeownership and relieve overcrowding.

Housing Rehabilitation

More than 2000 housing units are currently in need of at least minor rehabilitation. Approximately, 200 of these units require major rehabilitation with expenditures of more than \$10,000.

Housing Affordability

Although housing prices are affordable in terms of the Santa Barbara County HUD income limits, citywide average per capita household income is currently approximately 76 percent of the average countywide figure. Consequently units considered affordable to certain income groups countywide are not affordable to Lompoc households. This is evident to many households in Lompoc who currently overpay for housing (i.e. spend in excess of 30 percent of household income on housing). Approximately 33 percent of all Lompoc households or one in every three households citywide overpays for housing. Additionally, 69 percent of the households which overpay are very-low and low-income households which can least afford to spend more than 30 percent of household income on housing. Mortgage refinancing (during periods of historically low interest rates) can help improve housing affordability for homeowners. However, new job creation, higher wage jobs, as well as a greater supply of lower cost housing are needed to improve housing affordability for renters and homeowners.

4.2 Special Needs Groups

Certain segments of the population may have a more difficult time finding decent, affordable housing due to special circumstances. In Lompoc, these "special needs" households include the elderly, handicapped persons, large households, female-headed households, farmworkers, and the homeless.

Elderly

The special needs of many elderly households result from low fixed-incomes, physical disabilities, and dependence needs. Consequently, the elderly often have increased needs for housing which incorporates enhanced accessibility features (e.g. hand rails or no stairs), provides security, and requires minimal maintenance. Additionally, locating housing for the elderly near neighborhood shopping, medical services, churches, and senior recreation and service facilities will help meet the special needs of a portion of the elderly population. For the purposes of this Housing Element, "elderly" are defined as those persons 65 years of age and older.

The 1990 Census counted 3,191 elderly Lompoc residents which accounted for approximately 8 percent of the City's total 1990 population. Approximately 95 percent (3,043) of the elderly population live in households and the remaining 5 percent (148) live in group quarters (e.g. elderly residential care facilities). The majority of the elderly population (66 percent or 2,020 individuals) living in households, live within family households (e.g. with a spouse or other relatives) which can provide a support system to assist with household chores or errands. The remaining nonfamily household population (1,023 individuals) is comprised primarily of females who live alone (737 individuals out of 1,023 or 72 percent). The majority of the elderly population (65 percent) are aged 65 to 74. The remaining 1,112 individuals are 75

or more. This older segment of the elderly population is more likely to be frail and require mobility friendly housing design.

Most elderly individuals in Lompoc own their residences. In fact, approximately 69 percent (1,438 of 2,073) of the housing units occupied by the elderly are owner occupied and 31 percent (635) are rented. In contrast, the homeownership rate is 51 percent for the community as a whole. However, due to fixed incomes the elderly sometimes have difficulty financing needed home repairs.

Lompoc's elderly population is adversely affected by disabilities and to a lesser extent by financial hardship. A significant portion of the elderly population experiences mobility difficulty or problems which adversely effect their self-sufficiency. According to the 1990 Census 1,155 elderly individuals or approximately 36 percent of the total elderly population reported a lack of mobility or self-care limitation. These individuals need housing designed or modified to address their physical disabilities in order to protect their independence. In addition, the 1990 Census documented 174 elderly individuals earning annual incomes below the poverty level (\$5,947 for 1 person elderly households and \$7,501 for 2 person elderly households). This represents approximately 5 percent of the total elderly population. Although most elderly have incomes above the poverty level, many have fixed low incomes. Consequently, housing affordability for the elderly becomes more tenuous when housing costs rise.

The City's elderly population has a range of housing options designed and structured to meet their needs. As of 1992, there were 75 publicly-assisted housing units which receive federal housing funds located within the City. These units were distributed among three

different complexes: Miller Plaza, Stanley Horn Homes, and Rainbow Plaza. Although no medical services were available within the complexes, the City provides on-demand transit service to all City residents.

Miller Plaza, located at 301 West Maple Avenue, contains 24 units. These one-bedroom rental units were developed, and are owned and managed by the Santa Barbara County Housing Authority for low and very-low income eligible individuals 62+ years of age.

Stanley Horn Homes is located at 640 North Q Street and provides 44 units (40 1-bedroom and 4 2-bedroom). The County Housing Authority developed this complex and now owns and operates it for eligible low and very-low income residents 62+ years of age.

Rainbow Plaza is located at 220 West Pine Avenue and contains a total of 31 units (27 one-bedroom and 4 two-bedroom units). This project was funded by HUD and is managed by a property management company. The facility is intended to serve low-income individuals who are handicapped, disabled, or elderly (age 62 or older). Federal Preference Guidelines allow persons about to lose their

homes or those living in substandard housing, who meet the other qualifying criteria, to have preference on the waiting list.

Additionally, there are three privately-owned facilities which serve the housing needs of the elderly population in Lompoc: Parkside Gardens, Franciscan Manor, and Lompoc Convalescent Care Center. These facilities provide a combined 48 units and 240 beds and offer a broad range of services for elderly residents.

Parkside Gardens is located at 240 West Pine Avenue. The 48 unit (38 1-bedroom and 10 2-bedroom) complex contains units for independent elderly residents. No medical services are provided.

Franciscan Manor is located at 1420 West North Avenue. The facility is privately owned and contains 65 bedrooms with 130 beds. It provides long term residential care services including room and board, some personal care assistance, monitoring of medication taking, and social opportunities. No medical services are provided.

Lompoc Convalescent Care Center, owned by the Lompoc Hospital District, is located at 216 North Third Street. The facility provides 57 bedrooms with 110 beds. Skilled nursing care is available on a 24-hour basis at the level prescribed by a resident's physician. In addition to medical nursing care, physical and occupational therapy may be provided. The facility is licensed by the State Department of Health.

Handicapped

Housing assistance need for the handicapped is a function of the nature and severity of handicap, income or wealth, and family or other support services within the community. Many handicapped individuals have no housing assistance need since they are able to support themselves and utilize existing market rate housing. Other handicapped individuals receive continuing care from family or friends, though many of these people would seek living situations outside the family home if any were available, while still others have their needs met by housing assistance not specifically designed for the handicapped. Yet for some, physical handicaps can hinder access to housing units of normal design as well as limit the ability to earn adequate income.

The handicapped population in Lompoc includes physically handicapped, blind, deaf, developmentally disabled, mentally ill, and medically-disabled persons, where the disabling condition is expected to be of "long duration." The Social Security Administration provides Supplemental Security Income (SSI) to very-low income individuals who are aged (65 or older), blind, or disabled. According to the Social Security Administration, there were 591 SSI recipients as of December 1990, who were blind or disabled living within Lompoc (zip codes 93436 and 93438).¹⁹ This population is expected to increase by ten percent annually according to Social Security officials. Therefore, the estimated number of handicapped

Lompoc SSI recipients for 1992 is approximately 700 individuals. The Social Security Administration also provides disability benefits to medically-disabled persons. The total number of medically-disabled persons residing in Lompoc receiving Social Security benefits as of January 1991 was approximately 880. Thus, the combined total of handicapped individuals receiving Social Security assistance is approximately 1,580.

Comprehensive information is not available regarding the number of persons with disabilities living independently and not requiring supportive services within the City. The 1990 Census contained data on persons who have physical disabilities that are work-related. The Census identified 3,213 persons or approximately 9 percent of the City's total 1990 population as work disabled. Approximately, 33 percent of the disabled population was also elderly.

In 1992 there were two housing developments in Lompoc which were developed to help disabled persons live independently: La Poloma and Rainbow Plaza. La Polyoma is a project of the Lompoc Option Vocational and Resource Center (LOVARC), providing eight bed-spaces in a six-bedroom home as a training facility for independent living for developmentally-disabled persons. "Graduates" of the program often move to, the second Lompoc housing development for disabled persons, Rainbow Plaza. Rainbow Plaza is a 31-unit apartment project, funded under Section 202 of the National Housing Act. Rainbow Plaza is a "normalization" facility, providing independent living apartments, with project-based rental assistance, for elderly, physically handicapped, mentally ill, and developmentally-disabled households. In addition to La Polyoma and Rainbow Plaza, Miller Plaza and Stanley Horn Homes (mentioned above) provide housing for income eligible disabled individuals.

Housing opportunities for the handicapped can be maximized through housing assistance programs, single-level units, ground floor units, and units which incorporate design features such as widened doorways, access ramps, and lowered countertops.

Large Households

For the purposes of the Housing Element, large households are defined as households that contain five or more persons. 1990 Census data indicate that 14 percent (1,724 of 12,504) of all Lompoc households were large households. Within the City, 941 households contain five people, 395 households contain six persons, and 364 households have seven or more residents. The median household size in Lompoc is 2.75 owner occupied and 2.88 renter occupied.

The City's 1988 "Housing Assistance Plan" provided additional information regarding the needs of lower income large family renters. The 1988 plan indicated that 330 large families were in need of rental subsidies. Of that total, 169 households (51 percent) were very-low income households and the remaining 161 were

lower income households.

Among the City's 13,261 housing units identified in the 1990 Census, 702 reportedly have eight or more rooms. Bathrooms and kitchens do not qualify as sleeping quarters yet are considered rooms, therefore the actual number of bedrooms may be as low as five. Because of their size, a large family-household may experience a greater incidence of overcrowding. Overcrowded households are usually a reflection of the lack of affordable housing. Most apartments, mobile homes, and single-family attached units cannot adequately house five or more people, therefore renting a large home may be the only alternative when owning a home is not financially possible. Households who cannot afford suitably sized housing units are often compelled to live in housing that is too small for their needs.

Female-Headed Households

Female-headed households in Lompoc accounted for approximately 11.9 percent of all households in 1980, and 12.9 percent of all households, or 1,622 households in 1990. Approximately 79 percent of these households (1,278 of 1,622) included one or more children under the age of 18. According to the 1990 Census, the number of children under 18 years living within female-headed households totaled 2,429. Thus, the average household size in Lompoc for female-headed households with children under 18 years of age was approximately 2.90 in 1990.

Female single-parents normally do not enter the labor force when children are small and later seek employment when children are older. The majority of single mothers (approximately 60 percent) in Lompoc with children aged under 6 years were counted as not in the labor force during the 1990 Census. In contrast, 68 percent of Lompoc mothers with children aged 6 to 17 years were in the labor force.

Female-headed single-parent households tend to have low incomes. Mothers with small children who choose to stay at home forgo income from working outside the home and may rely on public assistance or child support to support their family. Mothers who do work outside the home often incur high childcare costs while their children are young. The financial difficulty encountered by female single parents is evidenced by the high incidence of poverty among children within female-headed households in Lompoc. According to the 1990 Census, children in Lompoc living within female-headed households accounted for 56 percent of all Lompoc children (under 18 years of age) who were living below the annual poverty threshold.²⁰ This is particularly significant given that children (under 18 years of age) living in female-headed households make up only 22 percent of all children living in Lompoc (2,429 of 10,903).

Obtaining suitable housing can be difficult for female single-parents. Expenses for childcare, low household income, and large spatial requirements limit the range of available housing choice.

Consequently, many of these households may have to settle for smaller housing units and endure overcrowded conditions. In addition, the location of housing for this need group should be near recreational facilities, shopping, and schools, to ease the problem of transportation and after-school supervision.

Farmworkers

Farmworkers have a difficult time finding and affording housing due to a combination of limited English language skills, traditionally larger family size, low household incomes, and a consequent inability to obtain housing loans. Reliable data on the size of the farmworker population and its housing needs is difficult to obtain for the agricultural area immediately surrounding Lompoc. The 1990 Census identifies 6 percent of the total employed population as farmworkers (942 of 15,908). This estimate is based on employed persons 16 years of age and older whose stated occupation was agriculture, forestry, and fisheries. The 1994 Santa Barbara County Planning & Development Department's Farm Employee Study found that 11% (1,474) of the County's agricultural workforce resided in the Lompoc Valley during 1994. This study projects that the Lompoc Valley farmworker population will increase to 1,568 by 1999.

Migrant farmworkers often experience the most difficulty securing affordable housing because of the absence of income when work is not available. Most of the farmworkers who reside in Lompoc are non-migrant due to the Lompoc Valley's long growing seasons which produce steady annual crop production activity.

Special housing needs for this population include: security deposit or down payment assistance, legal advice, flexible occupancy agreements, and group quarter living arrangements.

Homeless

The size of the Lompoc homeless population is difficult to identify. Some homeless are ashamed of their condition and strive to remain unseen and undetected. In addition, the homeless are an extremely transient population. Their presence is influenced by such factors as the availability of homeless services, very low-income housing, local job opportunities, and climate.

One source of information on the homeless is the countywide *Comprehensive Homeless Assistance Plan* (CHAP).²¹ In June of 1990, the County of Santa Barbara, in conjunction with the City of Lompoc and other cities in the County completed the CHAP for Santa Barbara County. This CHAP is the most comprehensive study of the homeless within Santa Barbara County. The CHAP defines a "homeless individual" as one who lacks a regular, legal, nighttime residence; is in a supervised, temporary shelter (congregate shelter or welfare hotel); temporarily in the residence of another individual; or a place not designated for or ordinarily used for housing (e.g. a car, hallway, bus station, lobby, street, campground, or park).

For the purposes of this housing element, individuals without permanent shelter (as described above), except those living temporarily in the residence of another individual, are considered homeless.

Homelessness is the result of many economic and personal factors. Factors contributing to homelessness cited by the CHAP include: the scarcity of lower income housing, job loss, long term unemployment, underemployment, no health insurance coverage, prolonged illness, long term disability, divorce, family violence, substance abuse, mental illness, lack of awareness of entitlement program benefits, and the refusal or cessation of benefits. Different economic and personal crises often exacerbate one another and can result in homelessness. Housing overpayment is an economic constraint which is compounded when housing prices escalate and wages decrease, resulting in evictions and removals. A serious accident or illness can drain a savings account and can keep an employed individual out of work, thus starting a homelessness cycle.

The CHAP estimated that there were approximately 4,000 homeless in Santa Barbara County in 1990. Yet, the CHAP did not provide an estimate for the homeless population within the City of Lompoc. The homeless population within Santa Barbara County, according to the CHAP, is young, predominantly Anglo, with an increasing Latino representation. Families represent 30 percent of the homeless population, 20 percent are working poor, 30 percent are mentally ill, and 30-50 percent have a substance abuse problem.

According to 1990 Census 21 persons were identified as "living in emergency shelters for the homeless" and 119 persons were identified as "visible in street locations". The Census data was based on a one-night observation period in March of 1990. The 140 persons identified as living in emergency shelters and visible in street locations included persons who stayed overnight in locations known to have persons who have no usual home elsewhere. These pre-identified locations included the following:

- Emergency shelters for the homeless population (public and private, permanent and temporary) including hotels and motels used for homeless persons and families;
- Shelters with temporary lodging for runaway youths;
- Shelters for abused women and their children; and
- Open locations in streets or other places not intended for habitation (e.g. parks, cars, abandoned buildings, bus stations, and under bridges).

Additional estimates of the Lompoc homeless population have been collected by operators of local non-profit agencies which help the homeless. According to the Food Pantry of Lompoc an estimated 327 people identified themselves as "homeless" during 1994. However, this number may include multiple counts of the same individuals.

Catholic Charities provided service to 292 homeless people in Lompoc during FY 1993-94.

Approximately 56 percent of the homeless helped by Catholic Charities were single adults with no children, 34 percent were single parents, 7 percent were married individuals with children, and 7 percent were married individuals without children.²²

As of 1994 a formal homeless shelter does not exist within the City. However, temporary housing in local hotels is arranged to assist the homeless. The Lompoc Police Department, in cooperation with the Salvation Army, operates a fund to assist families and individuals with temporary housing and meals. In 1994 the Lompoc Police Department received 45 requests for nightly lodging). Catholic Charities, in cooperation with the United Way, also has limited funds available to provide the homeless with temporary housing in local hotels.

Shelter Services for Women operates a publicly-assisted group home which directly provides housing for eight homeless women and children. In addition, local churches occasionally open their doors to allow the homeless to sleep in their facilities.

Although estimates vary considerably on the size of the Lompoc homeless population, the provision of additional temporary housing units appears necessary to alleviate existing need.

4.3 Projected Housing Needs

In accordance with the Government Code (Section 65584), the Santa Barbara County Association of Governments (SBCAG) prepared the *Regional Housing Needs Plan* (RHNP) for the Santa Barbara County region in March 1992. The plan allocated projected regional household growth as assigned by HCD to jurisdictions and among income groups within the county. This process ensured equal participation by all jurisdictions in the region in meeting state affordable housing goals.

The City's regional fair share allocation within the 1992 RHNP is provided in **Table 28**. The allocation was derived from the most-currently available demographic and housing information (in many cases 1980 Census information). The distribution of the allocation among the four income categories was adjusted to reflect special conditions within Lompoc including the percentage of renters overpaying relative to the market area average, the percent of farmworkers living in a jurisdiction, the distribution of the homeless population within the region, and the percent of public housing assistance provided since the previous RHNP in 1984. The housing allocation provides an estimate of the new construction need for Lompoc through 1997. Consequently, it forms the basis for the development of housing programs to help meet projected housing needs of all income groups. The RHNP set the City's allocation at 1,736 additional households from 1990 through 1997.²³ The third column of **Table 28** also provides the planned distribution of these households by income group.

Table 28
Lompoc Household Need Projection By Income Group

Income Group	1990 ²⁴		1999		Change	
	Number	(%)	Number	(%)	Number	(%)
Very low	3,626	29	4,101	29	475	27
Low	2,001	16	2,250	16	249	14
Moderate	2,501	20	2,848	20	347	20
Above Moderate	4,376	35	5,041	35	665	38
Total	12,504	100	14,240	100	1,736	99

Source: SBCAG, 1992a.

Approximately 28 percent of the City's fair share allocation (488 units) was constructed from 1990 - 1994 (**see Table 29**). Most of these new units (71 percent) were moderately priced single family dwellings. The majority of the City's remaining housing need (87 percent) is in the above-moderate and very-low income affordability categories.

Table 29
Housing Units Needed 1990 - 1999

Income Group ²⁵ <u>Affordability</u>	Units Added		Remaining Need	
	<u>1990 - 94</u>		<u>1995 - 99</u>	
Very low	2	0%	473	38%
Low	83	17%	166	13%
Moderate	347	71%	0	0%
Above Moderate	<u>56</u>	<u>12%</u>	<u>609</u>	<u>49%</u>
Total	488	100	1,248	100

Source: Community Services Department, Building & Planning Divisions, 1995.

5.0 RESIDENTIAL LAND RESOURCES

5.1 Estimated Dwelling Unit Capacity

Vacant Residential Land

In 1995 the City had approximately 200 gross acres of vacant developable residential land within its boundaries.²⁶ This acreage was located throughout the City on 188 parcels. The supply of vacant residential land had a dwelling unit potential of 887 units at existing densities and could accommodate approximately 71 percent of the City's remaining 1990 - 1999 regional housing need allocation (see **Table 30**).

Table 30
Housing Unit Potential - Vacant Developable Residential Land
1995

General Plan Designation	Zoning	Density (DU/Acre)	Vacant Net Acres	Dwelling Unit Potential ²⁷
VLDR	RA	2	52.59	112
LDR	10-R1	4	0	0
LDR	7-R1	6	80.35	418
MDR	R-2	14	20.81	280
HDR	R-3	14	3.40	77
Totals			157.15	887

Underdeveloped Residential Land

In 1995, utilizing the City's computerized mapping system, underdeveloped residential parcels were identified which would accommodate an additional 1,602 housing units at allowable densities (see **Table 31**). This represents approximately 128 percent of the City's remaining 1990 - 1999 fair share allocation. The underdeveloped acreage is located throughout the City on 604 parcels.

Table 31
Housing Unit Potential - Underdeveloped Residential Land
1995

General Plan Designation	Zoning	Density (DU/Acre)	Parcel Acreage	Current # of DU	Additional DU Capacity ²⁸
VLDR	R A	2	0	0	10
LDR	7-R1	6	76.80	103	338
MDR	R-2	14	29.97	322	319
HDR	R-3	21	91.25	949	935
Total			198.02	1,377	1,602

The 887 potential dwelling units from vacant developable land and the additional 1,602 potential dwelling units that can be built on existing underdeveloped parcels exceeds the City's remaining fair share allocation of 1,248 units by 1,161 units. (2,409-1,248)

5.2 Availability Of Public Services

The availability of necessary public services such as water, sewer, electrical, and solid waste disposal to accommodate additional housing units within the City are fully discussed within the Public Facilities and Services Element of the General Plan. Information within this element indicates that adequate public service capability exists to accommodate the housing units planned for within the Housing Element.

6.0 HOUSING DEVELOPMENT CONSTRAINTS

Housing development constraints take many forms. They can be institutional, financial, or environmental and may be necessary to protect public health and safety or enhance the quality of life within a community. However, unnecessary constraints may discourage the development or conservation of needed housing and result in detrimental social consequences including: dilapidated housing, household overpayment, overcrowding, and homelessness.

6.1 Governmental Constraints

While governmental regulation is necessary to protect the quality of development in a community, it increases the cost of development and thus the cost of housing. Existing governmental constraints include: land use controls, building codes, on/off site improvements, fees and exactions, permit processing procedures, and State and Federal requirements.

Land use controls limit the type and density of development, thus increasing the cost per housing unit. Building Code standards may require more expensive construction methods and materials. On-site and off-site improvements, like undergrounding of utilities, road widenings, installation of traffic signals, or sewer line extensions increase a project's cost. Fees and exactions contribute directly to the increase in costs. Processing and permit requirements delay construction, increasing financing costs and other overhead costs associated with housing development. The following describes governmental constraints which may affect the cost of housing in Lompoc.

Land Use Controls

The City of Lompoc currently has no growth control ordinance designed to limit residential development. The City's General Plan and Zoning Ordinance provide for a range of housing types and density allowances. The General Plan has the following four residential land use designations and permitted densities:

- Residential Agriculture - not more than 1 dwelling unit/acre;
- Low Density Residential - not more than 6 dwellings/acre;
- Medium Density Residential - not more than 12 dwellings per acre;
- High Density Residential - not more than 24 dwellings per acre.

The Zoning Ordinance has the following five residential zones and requirements:

- Residential Agriculture District (R-A) - minimum lot area of 20,000 square feet;
- Single Family Residential District (7-R-1) and (10-R-1) - 7,000 and 10,000 square foot minimum building site respectively and maximum building site coverage of 40 percent;
- Medium Density Residential District (R-2) - 6,000 square foot minimum building site, maximum lot coverage of 50 percent, and maximum density of not less than 3,000 square feet per dwelling unit;
- High Density Residential District (R-3) - 7,000 square foot minimum building site, maximum site coverage of 60 percent and a maximum density of not less than 2,000 square feet per dwelling unit.
- Residential Mobile Home Park District (T) - 10 acre minimum park size and a maximum of seven home park spaces per gross acre.

The City's residential parking requirements are summarized below:

<u>Unit Type</u>	<u>Required Parking Spaces</u>
Single Family	2 spaces within a garage or carport
Multiple Family Studio or 1 Bedroom	1 covered space plus 0.5 uncovered space/unit
Apartment	1 covered space
2 Bedroom	plus 0.75 uncovered space/unit
3 Bedroom	plus 1 uncovered space/unit
Condominiums	2 spaces within a garage or carport
Elderly and Handicapped Single Family	1 space within a garage or carport
Studio or 1 Bedroom Apartment	0.6 space/unit
2 Bedroom	1 space/unit

The City's residential building height requirements are as follows:

<u>Zone</u>	<u>Maximum Building Height</u>
R-A	35 feet
R-1	30 feet
R-2	30 feet
R-3	35 feet

Building Codes

The building codes adopted by the City are the Uniform Building Code, Uniform Plumbing Code, Uniform Mechanical Code, National Electric Code, Uniform Housing Code, Administrative Code, Abatement of Dangerous Buildings Code, Uniform Code for Building Conservation, and the California amendments to these Codes. These codes have been adopted in order to prevent unsafe or hazardous building conditions. In some instances the City's Zoning Ordinance supersedes the uniform codes, however, the changes are minor in nature. As such, the City's codes are normal and enforcement does not act as a constraint to the construction or rehabilitation of housing.

On-/Off-Site Improvements

Lompoc is currently experiencing no capacity limitations with the City's water, wastewater, storm drain, and electric utility systems. Development regulations do, however, require the extension of utilities in order to tie into the City systems, such as the construction of a sewer trunkline to serve new development; the payment of charges for installed improvements, such as the installation of electric transformers; contributions to aid in the expansion of existing facilities and the construction of new facilities necessitated by new development, such as a retention basin to accommodate run-off produced by paving.

Currently, Lompoc Unified School District (LUSD) facilities are operating at capacity and the fees charged for new construction are not sufficient to build additional new facilities needed to accommodate projected enrollment increases. All other City-required improvements are similar to those of surrounding communities, therefore, no other inordinate constraints have been identified regarding the City's utility infrastructure.

Fees and Exactions

Land development within the City is subject to fees imposed by the City to offset future capital expenditures and to accommodate future development or defray the cost of water treatment, street maintenance, environmental review, development review, permit processing, field inspections, police protection, fire protection, and recreational activities. The City departments which levy fees include: Public Works, Building, Community Development, Police, Fire, and Parks and Recreation. Each type of capital improvement fee which is levied by the city is imposed in relationship to an estimated future capital expenditure and conforms to the stipulations of AB 1600 legislation. The size of City permit processing fees collected varies. See **Appendix D** for detailed information on the fees which apply to residential projects. In brief, the fees are assessed on the basis of the following factors.

- Complexity of application review;
- The valuation of the land proposed for development;
- The number of acres proposed for development;
- The number of dwelling units;
- The valuation of proposed construction and improvements
- Square footage of floor area; and
- The number of plumbing fixtures per unit.

In addition to the City, other agencies impose various fees. For example, the Lompoc Unified School District levies a fee based on the square footage of new construction. In addition, the California Department of Fish and Game requires a filing fee to defray the cost of managing and protecting wildlife resources. The fees are collected by the City when a "Notice of Determination" is filed with the County Clerk. The fees range from \$850.00 to \$1,250.00.

Permit Processing Procedures

All processing time increases the cost of development. The residential development review process normally begins with the filing of a preliminary map or site plan for consideration by the Development Review Board and ends with issuance of the Certificate of Occupancy. There are many steps which may be necessary before the final development of a housing project can take place. These steps include: plan check, architectural review, and other forms of approval. Each step requires some form of administrative process and various amounts of time.

Processing time varies considerably from a few weeks to several months depending on the complexity of the proposed project and its conformance with the General Plan and Zoning Ordinance. Projects range from the development of a single unit on an existing lot with appropriate zoning and land use designations to the annexation or subdivision of land needing numerous improvements, zone changes, and an EIR.

State and Federal Requirements

Article 34 of the California Constitution can constrain some affordable housing options by requiring local voter referendum approval of all development, construction, or acquisition of public housing when: a) units are publicly owned; and b) units are privately-owned and publicly financed, and more than 49 percent of the units are reserved for low-income occupancy. Projects that do not fall under this restriction are privately-developed projects financed with Federal or private money, rehabilitation projects financed by City issued bonds; and cooperative projects where units are owned by the residents.

6.2 Nongovernmental Constraints

There are a number of financial components involved in the development of housing. These components include the cost of developable land, construction and site improvement costs, sales and marketing, and financing and profit. Because these costs respond to market forces, it is not possible for a local governmental body to control them.

Cost of Developable Land

As of 1995, Lompoc has approximately 200 acres of vacant developable residentially zoned land within its boundaries. Although the cost of land and housing in Lompoc is reasonable, the impending shortage of land will become a constraint in the future. Much of the surrounding vacant land available for annexation is currently prime agricultural land under Williamson Act contracts. Therefore, it is not viewed as favorable land for annexation.

Construction and Site Improvement Costs

Although the amount of building materials and labor can be estimated, the market costs of these development inputs is unpredictable. The materials are a market-driven commodity (e.g. lumber) which operates outside the direct influence of the local governmental body.

Transportation costs associated with the materials are also subject market forces. Lompoc's distance from major metropolitan areas can also effect the final cost of materials. Demolition and the subsequent disposal of existing structures must also be figured into the cost of construction and rehabilitation. Due to Lompoc's relative small size, the labor force required for the construction of new housing units may not be adequately supplied by the City's population. This may require extended commutes or the temporary lodging of skilled craftsmen or construction specialists, once again adding to the contractor's overhead.

Sales and Marketing

The sales and marketing approach which a developer pursues can have an effect on the selling price of a housing unit. If a developer is concerned with a prompt return on his/her investment, it may be necessary for advertisement and marketing to a broader market.

Financing and Profit

Financing costs are dependent upon national economic trends and policy decisions. Minor fluctuations in interest rates may add or save thousands of dollars to the buying public on the cost of a home. These fluctuations can also save or add significantly to the developer's final costs. The same market forces that create an appealing market for development create an appealing market for the home-buying public. Funds for new construction and residential mortgages are available from banks, savings and loans, and private mortgage lenders. In combination with readily available financing sources and reasonably priced real estate, the Lompoc housing market creates no constraints to home ownership.

7.0 EXISTING AND AVAILABLE IMPLEMENTATION MEASURES

7.1 Federal Programs

HUD - Homeownership Opportunities for People Everywhere (HOPE) Program

The purpose of the program is to provide homeownership opportunities to lower-income families and individuals by providing grantees with Federal assistance to initially acquire and rehabilitate single-family properties (owned by Federal, State and local governments) at affordable prices. The program provides both planning and implementation grants. Eligible activities include identification of eligible properties, training to develop a homeownership program, administrative costs, architectural and

engineering work, property acquisition, rehabilitation costs, counseling and training of eligible families, relocation costs of eligible families, temporary relocation costs of homebuyers during rehabilitation, legal fees, and economic development activities that promote economic self-sufficiency.

HUD - Home Investment Partnership Act (HOME)

The purpose of the Home Investment Partnership Act is to: expand the supply of decent, affordable housing for low and very-low income families with emphasis on rental housing; build State and local capacity to carry out affordable housing programs; and provide for coordinated assistance to participants in the development of affordable low-income housing. Eligible activities for funding under HOME are rehabilitation, new construction, acquisition, and tenant based rental assistance. There are matching fund requirements ranging from 1:2 for new construction to 1:4 for rehabilitation. HOME funds used in conjunction with rental units must comply with the following requirements:

- 90 percent of funds must be allocated to families whose income does not exceed 60 percent of the Santa Barbara County median income;
- The remaining funds must be allocated to families whose income does not exceed 80 percent of the Santa Barbara County median income; and
- 20 percent of the units must go to very-low income families paying no more than 30 percent of their gross adjusted income on rent.

HOME funds used to facilitate homeownership must go entirely to: families earning less than 80 percent of the Santa Barbara County median income; who are first time homebuyers; and who will utilize the unit as their principal residence.

HUD - Section 8 Program

This program makes certificate and voucher funds available to local housing authorities on a competitive allocation basis. Through this program, the Housing Authority provides rental subsidy payments directly to private property owners on behalf of eligible tenants. Section 8 assistance provides the difference between one-third of a household income and the monthly cost of an apartment up to a certain standard price (set regionally and according to the number of bedrooms).

HUD - Section 202 Program

The program provides funding to expand the supply of housing with supportive services for elderly persons. The types of financing available are capital advances and project rental assistance. The capital advances (bearing no interest) are used to finance the

development of units and are not required to be repaid as long as the housing units remain available for occupancy by very-low income elderly persons for a period of at least 40 years. Project rental assistance is available to cover the difference between HUD-approved operating costs per unit and the amount the resident pays. Eligible development methods are new construction, rehabilitation, and acquisition of housing from the Resolution Trust Corporation. Occupancy of Section 202 housing is open to very-low income elderly persons 62 years of age or older.

HUD - Section 811 Program

The program provides funding to expand the supply of specially designed housing with supportive services for persons with disabilities. The types of financing available are capital advances and project rental assistance. The capital advances (bearing no interest) are used to finance the development of units and are not required to be repaid as long as the housing units remain available for occupancy by very-low income disabled persons for a period of at least 40 years. Project rental assistance is available to cover the difference between HUD-approved operating cost per unit and 30 percent of the resident's adjusted income. Eligible development methods are new construction, rehabilitation, acquisition of housing for group homes, and acquisition of housing from the Resolution Trust Corporation for group homes and independent living facilities. Occupancy of Section 811 housing is open to very-low income persons with disabilities who are at least 18 years old. A variety of housing options may be developed under this program including:

- Group Homes - a single family residential structure for no more than eight persons with disabilities combining multiple bedrooms (single or double occupancy) with a kitchen, shared living areas, utility areas, and at least one bathroom for every four persons;
- Independent Living Facilities - a structure containing separate, self-contained units (each must have a kitchen and bath) for not more than 24 persons with disabilities except for projects for persons with chronic mental illness which may not exceed 20 such persons;
- Intermediate Care Facilities - a group home for persons with developmental disabilities that is licensed by the State Medicaid Agency and receives Title 19 funds to cover the cost of services.

HUD - Shelter Plus Care Homeless Rental Housing Assistance Program

This program provides rental assistance, in concert with supportive services from other Federal, State, and local sources, to homeless persons with disabilities. The assistance is targeted primarily to homeless persons who are seriously mentally ill, have chronic problems with alcohol or drugs, or both, or who have acquired

immunodeficiency syndrome and related diseases. The Shelter Plus Care Program provides rental assistance including grants through three components: 1) homeless rental housing assistance program (S+C/HRHA); 2) Section 8 Moderate Rehabilitation Program for Single Room Occupancy Dwellings for Homeless Individuals (S+C/SRO); and 3) Section 202 rental housing assistance (S+C/202). However, the most applicable component for Lompoc's homeless needs would be S+C/202. This program component provides assistance in connection with rental assistance under section 202 of the Housing Act of 1959. Rental assistance is for a period of five years for housing in group homes or independent living units.

HUD - Emergency Shelter Program

This program provides grants according to the formula used for Community Development Block Grants (CDBG). Eligible activities include renovation, major rehabilitation, or conversion of buildings for use as emergency shelters for the homeless. With certain limitations, grantees may also spend funds on essential services for the homeless, including homeless prevention efforts. In addition, grantees may spend funds on operating costs such as maintenance, insurance, utilities, and furnishings.

Community Development Block Grants (CDBG)

The program provides annual grants on a formula basis to entitled cities and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunity, principally for low- and moderate-income persons. Entitlement communities develop their own programs and funding priorities. However, grantees must give maximum feasible priority to activities which either benefit low- and moderate-income persons, or aid in the prevention or elimination of slums and blight. In addition, activities may be carried out which the community certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community where other financial resources are not available to meet such needs.

Activities that can be carried out with block grant funds include the acquisition of real property, relocation and demolition, rehabilitation of residential and nonresidential structures, construction of public facilities and improvements, and the conversion of schools for eligible purposes. In addition CDBG funds maybe used to pay for public services and activities relating to energy conservation.

7.2 State Programs

California Self-Help Housing Program (CSHHP)

This program assists low- and moderate-income families to build and rehabilitate their homes with their own labor. The program

provides grants to sponsor organizations to provide technical assistance to participating families. Loans are also made to sponsor organizations to assist with project development and construction. Interest on these development assistance loans are waived when "rolled over" as mortgage assistance for individual low-income homeowners. The program also makes rehabilitation and mortgage assistance loans available to low-income homeowners. Repayment of principal and interest on these loans is deferred until the property is sold or transferred, or until the owner ceases full-time occupancy. Loans are forgiven after 20 years of full-time occupancy.

Mobilehome Park Resident Ownership Program (MPROP)

This program assists low-income residents of mobilehome parks to purchase the mobilehome parks in which they live in order to preserve housing affordability. The program provides technical assistance to mobilehome park resident organizations and various loans to: facilitate park purchase by a resident organization corporation; finance park purchase by a resident organization corporation where loan benefits are exclusively used to assure affordable housing costs for low-income park residents; and assure housing affordability for low-income park residents when they purchase a cooperative interest or condominium space.

California Housing Rehabilitation Program - Owner Component

This program assists in the rehabilitation of substandard homes owned and occupied by lower-income households. The program provides low interest loans to finance rehabilitation efforts required to bring a home into compliance with the California Health and Safety Code including: repair of code violations; improvements to ensure handicapped accessibility; room additions; and general property improvements.

California Housing Rehabilitation Program - Rental Component

This program provides loans to rehabilitate unreinforced masonry multi-family units or substandard low-income rental housing to increase the ability of the structures to withstand earthquakes. When these funds are used for the health and safety rehabilitation of rental structures, all assisted-units must be occupied by low-income persons. The rent for assisted units is restricted by a regulatory agreement. Eligible activities include rehabilitation including seismic rehabilitation, code violation rehabilitation, conversion from nonresidential to residential use, or reconstruction. Eligible projects include single-family or multi-family rental dwellings, residential hotels, mixed residential and commercial buildings, mixed owner-occupied and rental buildings, group homes for persons in need of special services, congregate homes, and limited-equity cooperatives.

California Rental Housing Construction Program (RHCP)

This program aids in the new construction of rental units affordable to low-income households. The program provides low-interest long-term loans for both construction and permanent financing. Eligible activities include development and construction costs associated with new rental housing units for low-income households. The number of assisted units in each project must be at least 30 percent of the total number of units. Projects also must have at least five rental or cooperative units on one or more sites, i.e. a mobilehome park with five or more mobilehome units, or a residential hotel or group home with five or more units. In addition, at least two-thirds of the assisted units in a project must be for very-low income households. The rent for assisted units is restricted by a regulatory agreement.

California Family Housing Demonstration Program (FHDP)

This program develops new affordable rental or cooperative housing that provides on-site support services for low-income families. The program provides low-interest long-term loans to decrease construction and long-range operating costs for community or congregate housing.

- ° Community housing is a development of 20 or more units on one or more sites. The housing must include a range of unit sizes.
- ° Congregate housing is a new or rehabilitated large, multi-bedroom structure occupied by two-to-ten households. The facility provides common living areas. Occupants share household responsibilities such as childcare, cleaning, and cooking.

For both congregate and community housing, units must be for very-low income households. The number of assisted units in each project must be at least 30 percent of the total number of units. Twenty to thirty percent of the assisted units must be available for elderly persons and the remaining units must be for families with children. On-site support services must be provided and include, but are not limited to: child care, community rooms, community laundry facilities, job training and employment opportunity areas.

California Senior Citizens Shared Housing Program (SCSHP)

The purpose of this program is to assist senior citizens to obtain affordable housing. Residences must be occupied by three or more unrelated adults and at least 50 percent of the residents must be 60 years of age or older. The program provides grants for the following activities:

- Services to assist seniors to find others with whom they can share housing including outreach, client counseling, placement and follow-up, and information and referrals;
- Training to start a new senior shared housing program or to improve an existing program, including costs for conferences, workshops, consultation, and training materials;
- Reasonable and necessary costs to start funding for shared group residences, including first and last month's rent; damage, cleaning, security and utility deposits; vacancy reserve; minor necessary renovations; and related administrative costs.

7.3 Local Programs

Density Bonus Ordinance

State law mandates that local governments shall grant a density bonus of at least 25 percent, and an additional incentive, or financially equivalent incentive(s), to a developer of a housing development agreeing to build at least:

- 20 percent of the units for lower-income households; or
- 10 percent of the units for very-low income households; or
- 50 percent of the units for senior citizens.

Every jurisdiction must adopt an implementing ordinance, including procedures for assessing the means of compliance of applications for a density bonus. The ordinance must specify the type of additional developer incentives which will be provided (unless an additional incentive is found unnecessary to reach target affordability). The additional developer incentives must include at least one of the following:

- Modified development standards;
- Permit mixed-use zoning within housing development;
- Allow other regulatory incentives which result in cost reductions; or
- Provide other incentives of equivalent financial value based upon the land cost per dwelling.

The density bonus makes residential development more economical, especially where land costs are high. In effect, a density bonus allows local governments to create greater land value in a project which can then be used to subsidize affordable housing. Bonus units thereby incorporate lower-income households into substantially market rate housing projects and can also make the conversion of higher-cost non-residential land for new housing economically feasible.

Second Units

A second unit is an additional self-contained living unit, attached to the primary residential unit on a single lot. It has cooking, eating, sleeping, and full sanitation facilities. It is also known as a "granny flat", "in-law unit", or an "accessory dwelling". State law permits second units and establishes minimum standards for their development. The City has adopted a second unit ordinance which is consistent with state law.

Inclusionary Zoning

Typically inclusionary zoning mandates that a percentage of private residential development projects be affordable to low-and moderate-income households. Inclusionary zoning is usually applied to projects of a certain minimum size, usually between five and ten units. In addition, it is usually implemented in conjunction with a in-lieu fee option. The average set-aside requirement is that ten percent of the residential project be affordable to low-income households. In-lieu fees, where permitted, range from \$15,000/unit to as high as \$100,000/unit.

Redevelopment Area Expansion

State law authorizes the use of redevelopment to make sites available for the construction of new housing, to provide subsidies for affordable housing, and aid in the preservation and upgrading of residential areas. In 1984 the City established a redevelopment area. However, the existing redevelopment area can be expanded or additional redevelopment project areas may be established. The increased property tax revenue resulting from new private investment in the redevelopment area goes to the redevelopment agency. These tax increment funds must be used for public improvements in the redevelopment area and for affordable housing development anywhere in the city. State law requires that at least 20 percent of all property tax increments in a redevelopment area be set aside to subsidize new, existing, or rehabilitated low- and moderate-income housing. As of 1994, the redevelopment area generates approximately \$15,000 annually from tax revenues for the City's Low and Moderate Income Housing Fund and is expected to generate approximately \$20,000 annually by 1997. The Low and Moderate Income Housing Fund reached \$60,000 by the end of FY 1993-94. The fund is available for a housing project or program and has been designated for the following specific housing purpose as of 1994:

■ \$18,600 to First Time Home Buyer Administration

■ \$42,000 to Casa Serena (a 48 unit senior housing complex) for construction financing

In addition to providing funds for housing programs, redevelopment law enables the City to issue bonds and otherwise finance housing construction and to acquire land for new housing. The Lompoc

Redevelopment Agency also has eminent domain powers to acquire sites for housing, both within and outside of a project area.

Furthermore, State law requires that at least six percent of new or rehabilitated housing in a redevelopment project must be affordable to low-income households; another nine percent must be affordable to moderate-income households.

8.0 ENERGY CONSERVATION IN HOUSING

The Government Code requirements (Section 65583) for Housing Elements require an analysis of opportunities for energy conservation in regard to residential development.

With respect to housing, energy is consumed both during and after the construction phase, both on-site and off-site. Examples of off-site energy consumption include: increased demand at power generation facilities and increased petroleum consumption associated with vehicular traffic (to and from the residence) both during and after construction. The primary form of energy consumed during the construction phase is petroleum energy used by earthmoving and construction equipment. The greatest amount of energy consumed, however, is after construction in the use of natural gas and electricity to heat, cool, light, and otherwise maintain the individual homes once they are built (see the Energy Element for further discussion of existing residential energy consumption).

Many opportunities exist for energy conservation in housing design. Structural orientation, shape, exposure, patterns, windows, wall and roof characteristics, color, texture, and reflective and absorptive surfaces are just a few of the relevant considerations. Mechanical systems may be used to supplement these design considerations when environmental considerations are severe enough to exceed the capacity of the designed envelope to handle them. In other words, air conditioning should not be used as a substitute for proper building design and construction.

Attached dwellings are more energy efficient per unit than are an equivalent number of single-family detached-units, due to the decreased wall and surface area being exposed to heat loss during the winter and heat absorption during the summer. Besides dwelling unit type, some energy-reducing measures are possible for Lompoc through better design and more environmentally-sound project orientation. Such measures could also include:

- The use of solar water heating systems.
- Insulation throughout a unit, including insulated glass and insulated hot water lines.
- Design and orientation of the structures. In Lompoc, heavy sun radiation loads will act most decisively on the roof and on the eastern and western exposures during the summer. Eastern and western walls are exposed to the sun for longer

periods and with greater intensity than a south wall, which intercepts solar rays at less direct angles. South exposures permit more significant heat gains during the winter (low sun) and less during the summer (high sun). Openings in the east and west walls are subject to direct radiation loads year-round. Thus, buildings in Lompoc are generally best developed with the long axis on the structure and major window openings facing south and reduced east/west exposure.

- Where ideal orientation of the structure is not feasible, the use of overhangs, movable external shading on windows (to deflect sunlight or allow it to enter), and heat-reflective glass, particularly on east and west exposures, can moderate seasonal increases in temperature. It should be noted that reflective and/or absorbing glass is unnecessary on north to northwest-facing windows; and that clear glass is best for south-facing windows.
- The use of appropriate and well-placed landscaping and reduced paving areas to moderate temperature and decrease wind velocity; for example, deciduous trees located on the south and west provide shade during the summer, yet allow light and heat to enter during the winter months.
- The project designs which encourage walking and bicycle riding. For example, mid-block bicycle and pedestrian easements are a design possibility.

9.0 GLOSSARY

Above-Moderate Income Household - A household earning more than 120% of median household income. The City uses the income limits which are determined by HUD and provided to the City by HCD.

Accessible Housing - Units accessible and adaptable to the needs of the physically disabled.

Affordable Housing - Units affordable to very-low, lower, or median income families or persons.

Attached Single Family Dwelling - A single family dwelling which is attached to another single family dwelling along a common wall which runs along the shared property line.

CCD - Census County Division

CDBG - Community Development Block Grant Program.

CHAS - Comprehensive Housing Affordability Strategy.

Detached Single Family Dwelling - A single family dwelling (with or without an attached garage) which has open space on all four sides of the structure.

Dwelling Unit (DU) - A house, apartment, condominium, or mobile home. See also Housing Unit.

Family Household - Two or more persons living in the same household who are related to each other by birth, marriage, or adoption.

FHA - Federal Housing Administration

HCD - California Department of Housing and Community Development

Household - One or more persons who occupy a housing unit.

Housing Affordability - The generally accepted measure for determining whether a person can afford housing means no more than 25% - 33% of one's household income on housing costs, which includes principle and interest. For example, a beginning school teacher earning \$23,000 per year can afford to pay up to \$575 per month for housing. For the purposes of this housing element 30% of gross household income available for housing costs is the threshold for affordability.

Housing "Affordable to Low and Moderate Income Households"

For Sale Units Housing units in conjunction with a particular project where very low, low, and median income homeowners can reside without spending in excess of 30 percent of their gross monthly income on mortgage payments, homeowners association dues (where applicable), property taxes, insurance, and average monthly utility expenses.

Rental Units Housing units in conjunction with a particular project where very-low, low, and median income renters can reside without spending in excess of 30 percent of their gross monthly income on rent payments and average monthly utility expenses.

Housing Market Area (HMA) - A geographical area which meets the social and economic requirements of the community and provides its population with facilities such that commuting to another housing market area in order to work or shop is elective.

Housing Unit - A house, apartment, condominium, mobile home, group of rooms, or single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters.

HUD - US Department of Housing and Urban Development

Inclusionary Zoning - A regulation that requires a minimum percentage of the units in housing projects to be reserved for a households of a certain income level (e.g. low or moderate income).

Low Income Households - Defined by California Housing Element law as households earning 50-80% of median household income. The City uses the income limits determined by HUD and provided to the City by HCD.

Median Household Income - The mid-point at which half of the County's households earn more and half earn less.

MFD - Multi-family Dwelling

MH - Mobile Home

Moderate Income Household - Defined by California Housing Element law as a household earning 80-120% of median household income. The City uses the income limits which are determined by HUD and provided to the City by HCD.

Multiple Family Housing Unit - Housing where two or more units are located in the same structure on a single parcel.

Nonfamily Household - Two or more persons living in the same household who are not related by birth, marriage, or adoption.

Persons per Household - The statistical average number of persons in a household.

RHNP - Regional Housing Needs Plan

Separate living quarters - Quarters in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall.

Single Family Dwelling Unit (SFD) - A single dwelling unit located on a single parcel.

SSI - Supplemental Security Income

Very-Low Income Household - Defined by California Housing Element law as households earning less than 50% of the median household income. The City uses the income limits determined by HUD and provided to the City by HCD.

10.0 SOURCES

City of Lompoc, 1984. *Housing Element*.

City of Lompoc, 1985. *Overall Economic Development Plan 1985-1986*.

City of Lompoc, 1989. *Housing Assistance Plan Three Year 1988-1991*.

City of Lompoc, 1989. *General Plan Issue Papers*.

City of Lompoc, 1990. *Community Development Block Grant and Human Services Program FY 90-91, 16th Year*.

City of Lompoc, 1990. *Overall Economic Development Plan Update 1990-91*.

City of Lompoc, 1991. *Community Development Block Grant and Human Services Program FY 91-92, 17th Year*.

City of Lompoc, 1991. *Comprehensive Annual Financial Report For Fiscal Year Ended June 30, 1991*.

City of Lompoc, 1992a. *Draft Comprehensive Housing Affordability Strategy 1992 - 1997*.

City of Lompoc, 1992b & 1994. *Electric Meter Vacancy Rate Program*.

City of Lompoc, 1995. *Planning Division, Telephone Survey, 1995*

Local Housing Element Assistance Project, 1989. *Blueprint For Bay Area Housing*.

Lompoc Valley Board of Realtors, *Multiple Listing Service*, 1985, 1990, 1991, and 1994.

Santa Barbara County-Cities Area Planning Council (APC) Census Affiliate Center, 1982. *1980 U.S. Census Santa Barbara County, Technical Report #3, Population and Housing Characteristics, Summary Tape File 1*.

Santa Barbara County-Cities Area Planning Council (APC), 1983. *Forecast 82: Santa Barbara County Regional Growth Forecast 1980 - 2000*.

Santa Barbara County-Cities Area Planning Council (APC), 1987. *City of Lompoc Population, Employment, and Land Use Forecast*.

Santa Barbara County-Cities Area Planning Council (APC), 1989. *Forecast 89: Santa Barbara County Regional Growth Forecast 1985 - 2005*.

Santa Barbara County Association of Governments (SBCAG), 1992a. *Regional Housing Needs Plan*.

Santa Barbara County Association of Governments (SBCAG), 1992b. *Regional Review Newsletter - Spring Edition*.

Santa Barbara County Association of Governments (SBCAG), 1992c. *Revised Growth Forecast*.

Santa Barbara County Association of Governments (SBCAG), 1994. *Forecast 94: Santa Barbara County Regional Growth Forecast 1990 - 2005*.

Santa Barbara County Planning & Development Department, 1994. *Farm Employee Housing Study*

State of California, Department of Finance (DOF). Demographic Research Unit, E-5 Reports, 1990-1995.

State of California, Department of Finance (DOF), State Census Data Center, 1991. *1990 Census of Population and Housing, Summary Tape File 1 & 3*.

State of California, Department of Housing and Community Development (HCD), 1988. *Developing A Regional Housing Needs Plan*

State of California, Department of Housing and Community Development (HCD), 1990. *State Density Bonus Law*.

State of California, Department of Housing and Community Development (HCD), 1991. *Loan and Grant Programs for the Division of Community Affairs*.

State of California, Department of Housing and Community Development (HCD), 1992. Memo from Thomas B. Cook, dated May 1992.

U.S. Department of Commerce, Bureau of the Census. *1970 Census of Population and Housing Characteristics Santa Barbara, California Standard Metropolitan Statistical Area*.

U.S. Department of Commerce, Bureau of the Census. *1980 Summary of Population and Housing Characteristics California*.

U.S. Department of Commerce, Bureau of the Census. *1990 Summary of Population and Housing Characteristics California*.

Wells Fargo Bank, 1992. *Homebuyer's Guide To Finding The Right Loan*.

11.0 ENDNOTES

1. State Department of Finance, 1990, 1991 and 1992. E-5 Report.
4. Telephone conversation with Charles Chan; State Department of Health Services, Health Data and Statistics Branch; April 13, 1992.
5. Based on conversations on April 23, 24, and 27, 1992 with VAFB Civilian Payroll Department, Military Personnel Department, and Army and Air Force Exchange Service Personnel Department 340 of 5,135 employees live in Lompoc. Information was not available for residences of employees of private contractors performing work at VAFB.
6. The largest group-quarters population in Lompoc are inmates in correctional institutions. The inmate population accounted for approximately 89 percent of all group-quarters occupants and totaled 2,240 according to the 1990 Census.
7. The estimated number of renters living in overcrowded conditions was derived by taking the total number of overcrowded households (1,361) multiplying by the percentage of overcrowded households which are renter occupied (.79) and then multiplying by average renter occupied household size (2.88).
6. The 1980 household income distribution was obtained from the *Regional Housing Needs Plan*.
9. The 1990 household income distribution was derived from 1990 Census income information for Santa Barbara County and the City of Lompoc using a methodology provided by the State Department of Housing and Community Development in Appendix 7 of *Developing A Regional Housing Needs Plan*, July 1988.
10. The 1990 renter and owner household overpayment information was derived from 1990 Census income information for Santa Barbara County and the City of Lompoc using a methodology provided by the State Department of Housing and Community Development in Appendix 9 of *Developing A Regional Housing Needs Plan*, July 1988.
11. This column summarizes data obtained from the 1990 US Census.

12. The number for multiple family structures of 5 or more units includes 108 units categorized as "other" in the 1990 Census. Examples of "other" housing units counted in Lompoc include tents, campers, and vans which show obvious signs of use as living quarters.
13. Table 13 does not include mobile homes and units categorized as "Other" by the 1990 U.S. Census. The useful life of mobile homes is shorter than fixed-housing units and consequently are replaced more frequently. In addition, the City does not keep records on the age of mobile homes since these units are regulated by the State. Therefore, an accurate estimate for the age of these mobile homes is not readily available.
14. The average annual percent change calculation assumes continued annual compounding for the five year period.
15. Price information was provided by Wiser Property Management, Prudential Hunter Property Management, Lompoc Realty, Park Place Apartments, Ravenswood Apartments, and Kailani Village Apartments.
16. The appropriateness of the 30 percent affordability threshold was verified through conversations with the State Department of Housing and Community Development (Gary Collord), Wells Fargo Bank (Matt Costello), First Valley Bank (Paulette Cappelen), and the California Association of Realtors Research Department (G.U. Krueger).
17. FHA loans require 3 percent down on the first \$25,000 and 5 percent down on the remaining loan amount. No down payment is required on VA mortgages, but they may not exceed \$184,000.
18. Income limits are established annually by HUD. These income limits are codified in California Health and Safety Code Sections 50079.5 and 50105 and are transmitted by HCD to the City.
19. Conversation with Nancy Ortiz of the Social Security Administration in Santa Maria, April 1992.
20. The 1990 Census annual household income poverty thresholds for single mothers with 1, 2, or 3 children were \$8,547, \$9,990, and \$12,619 respectively.
21. In 1987 the Federal government enacted the Stewart B. McKinney Act to study homelessness. The Act required counties and cities to submit a Comprehensive Homeless Assistance Plan (CHAP) to HUD in order to be eligible for funds authorized under the Act.
22. Conversations with Pat Palmer of the Food Pantry of Lompoc and Barbara Bager of Catholic Charities, January 1995.

23. In 1993, the State Legislature changed the mandatory revision date of the City's Housing Element from July 1, 1997 to June 30, 1999. Consequently, the length of the Housing Element implementation period has been extended from five to seven years.
24. These numbers were derived from 1980 Census income information, 1990 Census income information was not available during preparation of the Regional Housing Needs Plan.
25. Affordability of housing units added during 1990 and 1991 was estimated by applying annual HUD income limits to home sales price range information obtained through Lompoc developer surveys.
26. This estimate is approximately 50 acres higher than the estimated total provided in 1992. The change is due to the use of the City's computerized mapping system. During 1992, estimates were developed by hand and subjective judgements were used to determine if portions of parcels were not developable. The City's computerized mapping system does not assess what proportion of a parcel is developable or non-developable. Consequently, areas which had previously been classified as non-developable have been included in the 1995 vacant developable residential land total.
27. Dwelling unit potential is calculated separately for each parcel.
28. Potential additional dwelling unit capacity for each parcel was calculated by dividing parcel acreage (i.e. total lot area less public improvements, setbacks, and unbuild-able acreage) by the maximum allowable density (or minimum building site for R-1 parcels) for the applicable zone and then subtracting the number of existing units.

For example, a 0.23 acre R-3 parcel with one existing dwelling unit would have an additional dwelling unit capacity of 4 units.

Calculation Methodology:

- * Current use acreage = 0.23 acres = 10,019 square feet
- * Maximum allowable density in the R-3 zone = 2,000 square feet per dwelling unit
- * Number of existing units = 1

$10,019 \text{ sq ft} / (2,000 \text{ sq ft/unit}) = 5.01 \text{ units allowed}$
 $5 \text{ units allowed} - 1 \text{ existing unit} = 4 \text{ additional units}$

APPENDIX A

Housing Condition Survey Methodology

Overview

The housing condition survey was conducted in November, 1991. Surveyors evaluated only external structural characteristics to assess housing condition.

The areas included in the survey were selected by reviewing the dates of citywide Subdivision Maps. Survey areas were initially determined by reviewing residential areas subdivided prior to 1971. These residential areas included over 60 percent of the housing units in the city and all the units constructed before 1971. Areas which were excluded from the survey were subdivided after 1971 and were made up of units built after 1972. These post-1972 units were generally considered in "A" condition (see explanation below) by the City's Building Department. Information from the 1980 and 1990 U.S. Census on factors such as lower-than-average household income, household tenure, and household ethnicity were also considered prior to finalizing the survey area. The survey area was divided into 31 sub-areas along Census Tract boundaries.

Five surveyors collected the raw housing condition data. The surveyors were assigned areas throughout the City. However, surveyors were not assigned to evaluate areas in which they resided. Extensive discussions, photos depicting each housing condition category, and a brief field session were utilized to provide uniform application of the evaluation criteria by the surveyors. In addition, a local building contractor was included in one orientation session to verify cost estimates for typical housing repairs, so that surveyors could be more certain of what observable rehabilitation needs would cost to repair.

Evaluation Criteria

Four evaluation criterion were used to determine the condition of single family dwellings and multiple family dwellings and three evaluation criterion were used describe mobile home condition.

The evaluation categories for single and multiple family dwellings were as follows:

- Condition "A" (satisfactory units or better)

Condition "A" units were new or near new housing under construction and older housing which had been carefully maintained. This included all housing units in areas developed after 1972.

- Condition "B" (units needing minor rehabilitation)

Condition "B" units were housing with apparent minor visible deficiencies where an expenditure of under \$10,000 and regular ongoing maintenance would extend the useful life of the structure beyond a 40 year period. Visible characteristics typical of Condition "B" included weathered or deteriorating roof material, weathered areas requiring painting, and sagging or inoperable garage doors. These units had received some regular maintenance but showed early signs of physical deterioration.

- Condition "C" (units needing major rehabilitation)

Condition "C" units were substandard housing where major deficiencies were apparent. These deficiencies included the absence of foundations, sagging roofs, weathered areas requiring replacement, and some structural failure in porches and steps. These were usually older structures (pre-building code) whose original construction was inadequate or structures which have had little or insufficient maintenance. Buildings in this condition, unless rehabilitated, could be beyond reasonable economic repair within a 3 to 10 year period. "C" condition housing would likely require a \$10,000 to \$40,000 expenditure and a program of sound maintenance to provide the building with an additional 40 year life.

- Condition "D"(units needing replacement)

Condition "D" units were defined as dilapidated substandard housing which has deteriorated beyond reasonable economic repair. The term "reasonable economic repair" means a sum of money in excess of 50 percent of the "as is" value of the building would be required to rehabilitate the dwelling to livable standards. These units were severely neglected and showed no recent signs of maintenance.

The mobile home evaluation criteria differed from that used for stationary housing in that units requiring minor and major rehabilitation were not distinguished. Consequently, the condition of mobile homes was evaluated using three criterion.

- Condition "A" - Satisfactory

Condition "A" mobile homes were new or newer homes and older homes which had been carefully maintained which showed no significant signs of exterior deterioration.

- Condition "B" - Needing Rehabilitation

Condition "B" mobile homes showed clear signs of physical deterioration including: peeling paint, weathering, and sagging steps or doors.

- Condition "C" - Needing Replacement

Condition "C" mobile homes were severely neglected homes where no signs of regular maintenance were observable.

Survey Method

Surveyors were provided data collection forms for each area they were assigned. The percentage of units counted within each area varied. Areas were surveyed 100, 50, or 25 percent depending on the degree of housing variation. That is, a greater percentage of housing units were counted in areas with a high degree of housing variation (in terms of age and architectural style). Surveyors categorized and tallied all counted units in a given area. Single family dwellings, multi-family dwellings, and mobile home data was categorized and tallied separately within each survey area.

APPENDIX B

Analysis of Previous Housing Element

Introduction

State Guidelines require that each community evaluate previous Housing Elements in terms of:

- Effectiveness of the element;
- Progress in implementation; and
- Appropriateness of proposed goals, objectives, and policies given what has been learned.

Following is the City's best effort to provide the State Department of Housing and Community Development (HCD) with a "report card" meeting the above criteria. An evaluation methodology was established to undertake this effort because the City does not act alone in implementing its adopted Housing Elements. Other participants include:

- County of Santa Barbara - Housing Authority;
- Santa Barbara Housing Assistance Corporation (a non-profit entity);
- Santa Barbara County Local Agency Formation Commission;
- Santa Barbara County, Resource Management Department (Environmental Review and Bond Programs);
- U.S Department of Housing and Urban Development; and
- State Department of Housing and Community Development

When reviewing the 1984 Element, we found that policies often crossed jurisdictional boundaries while goals and programs were more specific to the City's ability to quantify and describe both successes and failures. Our level of research did not enable us to pursue all responsible agencies to a level of understanding that could result in more insight as to why (or why not) a particular agency could not perform at the level that the City thought appropriate.

As an example, when interest rates were rapidly shifting, a slow moving revenue bond proposal died. Had this program been implemented faster, the City might have taken advantage of additional financing possibilities. In general, the City can perform on projects and implement programs quicker than larger agencies, but our ability to continually staff specialized programs is very limited. We suspect that the 1990's will be a period of even scarcer financial resources than was predicted for the 1980's. If the City can selectively target programs and projects to meet our goals, then we will stand a good chance of meeting our regional "fair share" allocation. For this reason we plan to provide our Planning Commission with annual updates on progress in meeting goals. In the past, we have set goals administratively, but have not always included housing as a critical factor in our reports to the City Administrator and the Planning Commission. Improvement is needed in monitoring progress and documenting results.

Although our working relationship with other agencies has been very good, we have seldom highlighted the work performed by other agencies on behalf of the City. We propose to do this as part of our monitoring process, via annual reports to the Planning Commission during the 1992 - 1997 period. The following discussion does include some housing information, provided by other agencies, which relates to the City's previous housing goals.

Previous Housing Element Goals

Goal 1

The City shall maintain a choice of housing opportunities by encouraging a variety of housing types and sizes, including a mixture of ownership and rental housing.

This goal enabled the City to process a sufficient number of housing projects to add 1,646 housing units to its housing stock during the past five years and keep overall residential vacancy rates between approximately 5.5 and 7.5 percent during a period of historically high growth. The units added included: 1,031 single family dwellings, 333 multiple family dwellings, and 282 mobile homes and expanded the range of choice for both ownership and rental housing.

In 1985, the City Council requested that every effort be made to find a way to construct a new mobile home park, with the result that 224 new mobile homes were added to the housing stock at "The Willows" (at the southwest corner of "V" Street and Central Avenue). The City also has a Mobile Home Rent Stabilization Ordinance (amended in 1986, 1987, 1989, and 1991) in place to assure affordable housing options remain available within the community's mobile home parks.

The City adopted a Growth Management Program in 1984 with a primary policy of adding additional rental stock to the north of the City. A Condo Conversion Ordinance was adopted by the City to protect rental housing choice within the housing market. It requires a 7½% vacancy factor before rental units can be subdivided. The City's effort to expand and protect rental housing opportunities while experiencing high historical levels of growth appears to have been successful because 1990 housing tenure data indicated only a slight increase in the proportion of owner occupied households since 1980.

The Santa Barbara County Housing Authority has also contributed to the range of housing choice in Lompoc by managing and maintaining 208 rental housing units, 15 of which were acquired after 1984.

The City also tried to protect existing diversity and choice through housing rehabilitation. The City has completed 51 housing rehabilitation projects during the past five years by utilizing both state (CHRP-O) and federal housing programs (HUD Section 312 and CDBG).

Goal 2

The City shall encourage low and moderate income rental and ownership opportunities.

All units constructed between 1984-1991 were encouraged to be affordable to very low-, low-, and moderate-income households. Only a few units (perhaps 25 - 30) were constructed prior to 1990 which were affordable only to above moderate-income households. Since 1990 an additional 18 units have been constructed in the above moderate-income affordability category (Rivers Edge units). Low- and moderate-income housing options were encouraged with lower fees, fast-tracking of permits, closely coordinated development review among City Departments, and by assisting with financing on certain projects. However, fees were increased in 1990 and 1991 due to severe budgetary constraints at all levels of government.

The Santa Barbara County Housing Authority increased the supply of very low- and low-income housing units in Lompoc through acquisition and through the HUD Section 8 housing assistance payments program. The Housing Authority acquired 15 housing units in Lompoc for very low- and low-income households between 1985 and 1991. The Housing Authority also obtained increased funding for rental assistance benefitting 140 additional very low- and low-income households within Lompoc since 1985. The Housing Authority currently allocates 667 Section 8 certificates and vouchers within Lompoc for very-low and low income households. These certificates and vouchers provide housing opportunities in 1-, 2-, 3-, and 4-bedroom rental units throughout Lompoc.

Goal 3

The City shall implement programs to eliminate housing deficiencies and prevent future blight.

The City provided assistance to homeowners, including low interest loans, to rehabilitate 48 single family units. A combination of CDBG, Section 312, Redevelopment 20% set aside funds, and program income enabled the City to provide assistance to most very low- and low-income households who applied.

Blight conditions in the downtown area are primarily the focus of the Lompoc Redevelopment Agency. The Redevelopment Agency purchased two dwellings and continues to maintain and upgrade these units today.

In addition, the City has supported and/or provided new or upgraded utilities, streets, hospital and police services, ambulance services, transit services, community art projects, and recreational programs all to enhance the quality of life for all residents of the community and to prevent social, economic and physical "blight".

The Santa Barbara County Housing Authority has also worked to prevent blight in units it manages in Lompoc. In the past five years the Housing Authority has competed for and obtained funds to complete public housing modernization work through the federal Comprehensive Improvement Assistance Program. Funds spent in Lompoc have been used for lead based paint testing and abatement; remodelling bathrooms and kitchens, replacing windows, treating for termites, improving handicapped accessibility, and roofing and plumbing improvements.

Goal 4

The City shall work toward the elimination of racial and all other forms of discrimination that prevent[s] free choice in housing.

The City of Lompoc contracts with Legal Aid Foundation of Santa Barbara County to do testing for housing discrimination, represent discrimination victims, educate landlords and tenants, identify impediments to fair housing, and make recommendations for removal of impediments. The City also cooperates with the Vandenberg Air Force Base Housing Officer to assure that Federal and State laws which prohibit housing discrimination are enforced. To date the testing by Legal Aid has not documented any housing discrimination in Lompoc.

Goal 5

The City shall encourage the inclusion of reasonable energy conservation measures for housing.

The City annually adopts the latest version of the Uniform Building Code. In addition, the City has an Energy Conservation Specialist on its staff to conduct energy audits and provide technical assistance to Lompoc residents interested in reducing their household energy consumption.

The Energy Conservation Specialist also oversees the City's Homeowner Energy Loan Program (HELP). The program has two components. The first program component provides low interest, deferred payment loans for the purchase and installation of energy efficient refrigerators and lighting fixtures. Eligible loan recipients must be very low- or low-income homeowners which have refrigerators which currently use in excess of 180 KWH per month. The second program component provides low interest, deferred payment loans for conversion of all-electric heating to gas hot water and space heating. Eligible loan recipients are very low- and low-income homeowners or landlords which rent housing units affordable to very low- or low-income households. Approximately 60 conservation projects (energy audits, retrofits, and conversions) are undertaken yearly by our Conservation Specialist.

In addition, all City assisted rehabilitation projects are required to be evaluated for incorporation of energy conservation features. Commonly utilized energy conservation features include: insulation

installation, weatherstripping installation, and window replacement. Higher funding assistance priority is given for energy conservation measures which provide long-term cost savings rather than for measures which serve merely as amenities.

Goal 6

The City shall maintain policies to assure housing opportunities for the various economic segments and special-needs households of the City.

A variety of housing units have been provided throughout the community for very low-, low-, moderate-, and above moderate-income households. Housing units in Lompoc sold for between \$80,000 and \$280,000 in 1991. For 2-, 3-, and 4-bedroom units the size of price ranges in 1991 were \$95,000, \$182,000, and \$165,000 respectively. The high degree of variation in terms of housing price within the community indicates that City policies have been effective in encouraging the housing market to provide ownership opportunities for a wide range of income levels.

A high degree of price variation also exists in the City's rental housing market. Rental housing opportunities are currently available from \$350 per month to more than \$1,000 per month depending on unit size. Apartments range from \$350 to \$600 per month. Condominiums range from \$500 to \$900 per month. In addition, houses are available to rent from \$550 to \$1,150 per month. Again, the wide price ranges available in rental housing market indicate that City policies have aided in the provision of rental opportunities for a wide range of income groups.

The City has had limited success in encouraging the development of additional special needs housing units since 1984. Since 1984 two projects (Parkside Gardens and Franciscan Manor) have been constructed. The Parkside Gardens project provides 48 units for independent elderly community residents. The Franciscan Manor project provides 65 bedrooms with 130 beds for independent and/or semi-independent elderly Lompoc residents. No new housing has been developed specifically for other special needs groups since the adoption of the 1984 Housing Element. However, much of the existing and new rental housing units currently serve the elderly, the handicapped, large families, female household heads, and farmworkers. The new rental housing construction within the community has helped provide enough supply to keep market rate housing affordable for very low- and low-income special needs households. In addition, the Santa Barbara County Housing Authority has been able to secure 140 additional Section 8 vouchers for Lompoc since 1985. These vouchers have expanded the availability of housing (via subsidies) for very low and low-income residents citywide. Many of these vouchers have benefitted special needs groups which are overrepresented on the Housing Authority's Application waiting list.

Several unsuccessful efforts were attempted to provide additional special needs housing during the past five years. Casa Serena, a 48 unit elderly development has been submitted for funding on three separate occasions. Once to HUD under the Section 202 program and twice to the State under the RHCP. To date, no funding has been secured. In the above case, Lompoc did not warrant sufficient points for funding. First priority for funding sources were three-bedroom units in communities with lower vacancy rates. The Porto Finale Motel, a 50 - 60 unit conversion project to one-bedroom permanent elderly housing units was submitted to the State under the RHCP. This project was not even rated because the motel is considered in excellent condition.

Goal 7

The City shall assure the development of residential environments which provide residents with access to employment opportunities, community facilities, and proper services.

The City of Lompoc is 2 to 3 miles wide and has a total area of approximately 10 square miles. The City provides on-demand, handicapped accessible transit service; operates an airport; maintains its own landfill and trash collection system; provides water and electricity service; performs ongoing street maintenance; and constantly monitors and repairs existing infrastructure and its utility delivery systems. In addition, the City provides approximately 368 acres of recreation/park space throughout the community. Consequently, Lompoc has been able to maintain a compact urban form, which lends itself to accessible commercial areas, and ensures that the delivery of public services is both efficient and cost effective. Convenient physical access to employment opportunities, community facilities, and proper services is available to all citywide residential areas.

Goal 8

The City shall promote a quality living environment that is safe and healthful.

The City's architectural review standards, park and recreation facilities, museum, public art programs, Civic Auditorium, large indoor swimming pool, festivals and events, all help promote a quality environment.

The City also ensures that low response times for police and fire protection service are available throughout the entire community. Emergency ambulance service is available throughout the community to provide prompt medical attention and transportation to the downtown Lompoc hospital.

Appropriateness of Proposed Goals, Objectives and Policies

This Element has been extensively reviewed and analyzed by the City's General Plan Advisory Committee. Goals, Objectives and Policies are consistent with our General Plan effort. After

further public review before the Planning Commission, modifications in response to comments received, and televised City Council hearings, we feel confident that this Element will provide the policy direction necessary to address existing and future City and regional housing needs.

Summary

Overall, with limited resources, the City of Lompoc has accomplished a wide variety of projects. Where we failed to succeed, we had relied upon other agencies to provide expertise. The inability to obtain Santa Barbara County Local Agency Formation Commission approval of a 300 acre annexation, reduced CDBG funding allocations, the rejection of Santa Barbara County Housing Authority applications on behalf of Lompoc, are examples of where the community had less success than anticipated.

Our future strategy must recognize an era of scarce resources, build upon already established programs, invest program funds carefully, and utilize skilled part-time people and volunteers where we cannot afford full time staff.

In addition, the City must maximize infill strategies to offset the cost of new annexations in order to be prepared to accommodate its regional fair share of housing. The City has an efficient infrastructure system with sufficient capacity to accommodate its additional housing need. In addition, City utility rates (if kept low) in connection with conservation efforts will help provide sufficient household income to provide housing choice. At the same time, by encouraging new development the City can maintain a high enough vacancy factor to assure continued upgrading of the housing stock by property owners and housing choice for renters.

Lompoc's previous Housing Element of 1984 was not approved by the State Department of Housing and Community Development. Therefore, the community had difficulty competing successfully for State funded housing programs. The preparation of this revised housing element has been carefully coordinated with the State Housing and Community Development Department and the City anticipates approval, based upon appropriateness of goals and policies in this element, the fact that Lompoc has substantially complied with and met goals as set forth in the previous Element, and the fact that Lompoc's previous Element has effectively guided the City's efforts over the last reporting period.

APPENDIX C

Public Participation Process

Phase 1

In June 1986 the Lompoc City Council approved a work program for updating Lompoc's General Plan, including the 1984 Housing Element. A 13-member General Plan Advisory Committee (GPAC) was appointed to provide policy and technical review. GPAC meetings were announced in the Lompoc Record, the local newspaper. Meeting publicly on a biweekly basis, the GPAC reviewed and approved a draft of the *General Plan Issue Papers*. This document contained a list a policy statements for five different housing issues: 1) Housing Availability, 2) Preservation of Existing Housing, 3) Conservation of Utilities, 4) Design of Affordable Housing, and 5) Financing and Assistance. During 1988, the draft was studied by governmental agencies, community groups, and City Commissions. This, review culminated in four well-attended public workshops held by the Lompoc City Council in January through March 1989 during which the *Issue Papers* were approved.

The *General Plan Issue Papers* addressed existing state general plan requirements; provided for consistency and continuity with the existing General Plan; synthesized information from General Plan background reports; provided for coordination with the Santa Barbara County Comprehensive Plan; and incorporated community concerns expressed through the public review period and City Council workshops.

Phase 2

The approved *Issue Papers* were used as a starting point for policy development in the 1992 Housing Element. Preparation of the draft text for the element began in 1991, when the first 1990 Census data became available. In 1991 a new GPAC was appointed to provide policy and technical review of the draft General Plan Elements, including the Housing Element. The GPAC reviewed and discussed the draft 1992 Housing Element at five public meetings between May and July, 1992. All GPAC meetings were announced in the Lompoc Record. The City recognizes that the effectiveness of the housing element in addressing the community's housing needs depends on a broad spectrum of public participation.

Phase 3

After submittal to the State Department of Housing and Community Development, the City circulated the draft 1992 Housing Element for further public review and comment. Copies of the draft Housing Element were available for review at City Hall, the Lompoc Library, and at the Lompoc office of the Santa Barbara County Housing Authority. Comments received on the draft document were considered

by staff and integrated into the draft Housing Element. The draft Housing Element was then discussed before the GPAC in November, 1992; at two Planning Commission public hearings; and at a City Council public hearing held prior to final action on the element by the City Council on December 15, 1992.

The City welcomed the interest in the Housing Element by all social and economic segments of the community.

APPENDIX D
City Residential Development Fees - As of October 1992

The information provided below is included to assist in estimating City fees for residential development and is updated regularly. Specific development proposals and plans are needed to provide more precise cost information. Large residential developments may have environmental impacts which require mitigation through imposed conditions of approval and can involve additional financial expenditures to achieve compliance. In addition, residential development fees are assessed by other governmental agencies with authority outside the City's jurisdiction (e.g., the Lompoc Unified School District and the California State Department of Fish and Game).

PLANNING FEES

Architectural Review	\$700
Conditional Use Permit	Actual Cost \$500 deposit
Design Review (Site Plan / Building Plan)	Actual Cost \$500 deposit
Development Agreement	Actual Cost \$500 deposit
General Plan Amendment	Actual Cost \$1,000 deposit
Lot Merger	\$505
Parcel Map	Actual Cost \$500 deposit
Subdivision Map	Actual Cost \$1,000 deposit
Zone Change	Actual Cost \$1,000 deposit

ENVIRONMENTAL REVIEW FEES

Negative Declaration	\$63
Environmental Impact Report	Actual Cost \$2,000 deposit

ENGINEERING FEES

Engineering Plan Check	\$212/lot
----------------------------------	-----------

REFUSE/RECYCLING FEES

Refuse Collection Containers	
- Single Family Dwelling	\$145
- All Other Dwelling Types	\$179 each

WATER FEES

Retrofit Cost	\$573.58 - 1,147.16 per unit, depending on unit type
Water Connection	\$2,435 (for 3/4" water meter)
Wastewater Connection	\$261 (for 3/4" water meter)

FIRE FEES

Subdivision Project Review	\$30.00
Pre-plan Review	\$59.50

PARKLAND FEES

Single Family Dwellings	
- detached	\$1,655/unit
- attached	\$1,573/unit
Duplexes, Triplexes, Fourplexes	\$1,523/unit
Apartment Complexes (5 or more units)	\$1,413/unit
Mobile Homes	\$1,089/unit

BUILDING PERMIT FEES

Fees are based upon building valuation. To determine valuation the Building Department utilizes valuation data compiled by *Building Standards* in April 1991. The valuation data represents average costs for most residential buildings.

Occupancy and Type

Cost per Square Foot, Average

Apartment Houses:

Type I or II F.R	\$85.80
Type V - Masonry	\$69.70
Type V - Wood Frame	\$63.00

Dwellings:

Type V - Masonry	\$76.80
Type V - Wood Frame	\$72.90

Private Garages:

Wood Frame	\$18.30
Masonry	\$21.70
Open Carports	\$13.10

Occupancy and Type
Cost per Square Foot, Average

After valuation has been determined fees are levied according to the schedule below.

<u>Total Valuation</u>	<u>Fee</u>
\$1 to \$500	\$15
\$501 to \$2,000	\$15 for the first \$500 plus \$2 for each additional \$100 or fraction thereof, to and including \$2,000.
\$2,001 to \$25,000	\$45 for the first \$2,000 plus \$6.50 for each additional \$1,000 or fraction thereof, to and including \$50,000.
\$25,001 to \$50,000	\$252 for the first \$25,000 plus \$6.50 for each additional \$1,000 or fraction thereof, to and including \$50,000.
\$50,001 to \$100,000	\$414.50 for the first \$50,000 plus \$4.50 for each additional \$1,000 or fraction thereof, to and including \$100,000.
\$100,001 to \$500,000	\$639.50 for the first \$100,000 plus \$3.50 for each additional \$1,000 or fraction thereof, to and including \$500,000.
\$500,001 to \$1,000,000	\$2039.50 for the first \$500,000 plus \$3 for each additional \$1,000 or fraction thereof, to and including \$1,000,000.
\$1,000,001 and up	\$3,539.50 for the first \$1,000,000 plus \$2 for each additional \$1,000 or fraction thereof.

PARKS & RECREATION

GOALS / POLICIES / MEASURES

GOALS / POLICIES

Authority

Government Code Section 65302(a) (GC) requirements for general plans list "recreation" as one of the topics that needs to be addressed in the Land Use Element. Requirements for the Open Space Element (GC Section 65560(b)) list "parks and recreation" among the uses to which open space land can be devoted.

Goal 1 **Provide parkland and recreational facilities which are convenient to all neighborhoods and meet the needs of a diverse population.**

Policy 1.1 The City shall provide park facilities which respond to the needs of a diverse population using the following standards:

Neighborhood Parks - 2 acres per 1000 persons
Community Parks - 5 acres per 1000 persons
Regional Parks - 5 acres per 1000 persons.

Policy 1.2 The City shall provide adequate park sites throughout the City, especially in the northwest and northeast portions of the City, as well as other future growth areas.

Policy 1.3 The City shall develop Neighborhood Parks in currently-developed areas of the City (e.g. high density housing areas), where there is a shortage of parks.

Policy 1.4 Privately-owned recreation amenities and open space provided in developments shall be usable for organized recreational purposes.

Policy 1.5 The City shall encourage establishment of off-road bicycling/hiking/equestrian trails extending to Santa Ynez River Park, La Purisima Mission, State Burton Mesa Chaparral Preserve, Allan Hancock College site, Ocean Beach Park, and along the Santa Ynez River.

Policy 1.6 The City shall maximize opportunities for joint recreation use of public facilities and lands administered by other public agencies.

- Policy 1.7 The City shall encourage Santa Barbara County to improve and expand the parks in the Lompoc Valley and surrounding area, including Ocean Beach Park, Miguelito Park, and Jalama Beach Park.
- Goal 2 Provide a diversity of recreation programs and facilities to meet the needs of all citizens.**
- Policy 2.1 The City shall continue and, where possible, expand recreation programs for children, teens, adults, seniors, and disabled persons.
- Policy 2.2 The City shall make lands or facilities owned by the City available to community and non-profit groups for activities which meet existing recreation needs and involve voluntary participation on the part of community residents in the design, development, or ongoing maintenance activities at existing and future park and recreation sites.
- Policy 2.3 The City shall encourage collaborative efforts among private recreation groups to develop and maintain multi-use park and recreation facilities which serve a wide range of users.
- Goal 3 All park and recreation facilities shall be well designed, developed, and maintained, as well as serve to enhance the positive aspects of the neighborhood.**
- Policy 3.1 The City shall encourage developments adjacent to parks or open space to provide direct access to, and common open space contiguous with, such areas.
- Policy 3.2 The City shall improve and rehabilitate existing parks as needed and as funds become available.
- Goal 4 The costs of providing parks and recreation facilities and programs shall be equitably shared by new development and current users.**
- Policy 4.1 The City shall require all residential, commercial, and industrial developments to contribute toward acquisition and/or improvement of parks and recreation facilities.
- Policy 4.2 The recreation program offered by the Parks and Recreation Department should be financially self-supporting.

- Policy 4.3 The City shall pursue various private, local, state, and federal sources of funding for acquisition, development, and maintenance of park and recreation facilities.
- Policy 4.4 The City shall encourage the development of private commercial recreational facilities.
- Policy 4.5 Provided that sufficient resources are available, the City shall enable children and adults to participate in recreation programs regardless of their ability to pay.

IMPLEMENTATION MEASURES

- Measure 1 The City will pursue acquisition and/or development of additional park and recreation sites as described in the attached Proposed Park and Recreation Sites list. The list shall be comprised of sites which help meet the current and projected deficiencies of various types of park and recreation facilities. Acquisition and/or development possibilities shall be periodically reviewed in order to direct staff to respond to new opportunities and changing community concerns.[Policies 1.1, 1.2, 1.3, 4.3, and 4.4]
- Measure 2 The Parks and Recreation Department shall prepare and maintain site plans and maintenance schedules for all park sites. Site plans shall include the identification of necessary capital improvements, landscaping, use areas, and facilities. The site plans for the park system should also address the following: group camping, creekside systems, trails for pedestrians/joggers/bicyclists/disabled persons, floral display gardens, habitat restoration projects, community gardens, skateboarding, etc. [Policies 1.1]
- Measure 3 The City shall prepare and implement a trails master plan for the City using flood control channels, easements, dedications, right-of-ways, open space, etc. in conjunction with other government and non-profit agencies.[Policies 1.1, and 1.5]
- Measure 4 The Lompoc Redevelopment Agency may acquire and develop park and recreation facilities inside Redevelopment Agency Project Areas. [Policy 1.3]
- Measure 5 The City shall amend the Subdivision Ordinance to require the Parks and Recreation Department to review all subdivision maps through the Development Review Board process. [Policy 3.1]

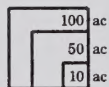
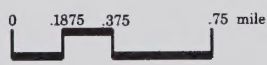
- Measure 6 The City shall amend the Subdivision Ordinance to assure that open space areas credited in the amenity formula for "Planned Developments" are usable for organized recreational purposes or meet minimum usable dimensions (i.e. 30 feet). [Policy 1.4]
- Measure 7 The City should negotiate comprehensive joint use agreements with the Lompoc Unified School District and the Allan Hancock Joint Community College District. [Policy 1.6]
- Measure 8 The City should investigate negotiating limited joint use agreements with the US Air Force, United States Penitentiary, and Federal Correctional Institution to allow increased use of their respective recreation facilities by organized sports leagues. [Policy 1.6]
- Measure 9 The City should investigate negotiating a limited joint-use agreement with the State Parks and Recreation Department for greater use of the La Purisima State Historical Park in conjunction with City recreation programs (e.g. summer or weekend day camps, arts and crafts classes, and special outings). [Policy 1.6]
- Measure 10 The City should investigate negotiating joint use agreements with private organizations to establish limited public access to their respective facilities in order to expand public recreation opportunities. [Policies 1.6, 2.2, and 4.4]
- Measure 11 The City shall encourage the County to define a responsible financial role in meeting the recreational program needs of all unincorporated area residents in the Lompoc Valley. [Policies 1.7 and 2.1]
- Measure 12 The Parks and Recreation Department should provide recreation and social activities for all age groups including teens and seniors through establishment of a multi-use community recreation complex. [Policy 2.1]
- Measure 13 City facilities and land may be rented or leased for recreational purposes, so long as such facilities will be available for public use when not being actively used for their rented or leased activity. [Policy 2.2]

- Measure 14 The Parks and Recreation Department shall integrate park and recreation facility planning with programs to enhance neighborhoods.
- Measure 15 The City Parks and Recreation Department shall make improvements and additions to the existing park and recreation facilities as listed and prioritized in the Capital Improvement Plan (CIP). [Policies 1.1, and 3.3]
- Measure 16 The City shall explore the development of private commercial recreation facilities including an athletic field(s), golf course, and festival grounds. [Policy 4.4]
- Measure 17 City shall amend the Development Impact Fee ordinance (AB 1600) to include provisions for funding regional parks and special recreation facilities (e.g. municipal pool, civic auditorium); and for contribution of funds by developers as allowed by law. [Policy 4.1]
- Measure 18 The Parks and Recreation Commission shall establish and maintain a self-supporting user-fee schedule for recreation programs. [Policy 4.2]
- Measure 19 The City shall pursue funding sources to maintain a Recreation Scholarship Fund to receive and distribute funds from public and private sources to enable low-income children to participate in recreation programs. [Policy 2.1 and 4.5]
- Measure 20 The Parks and Recreation Department shall establish a program to enable low-income persons to exchange community service credits for participation in recreation programs. [Policy 2.1 and 4.5]
- Measure 21 The City shall seek and/or provide funding for the construction of recreational trails as identified in the Bikeway Routes map of the *Circulation Element*. [Policy 4.3]
- Measure 22 The City shall continuously explore the need for accessibility improvements at existing recreation facilities and within recreation programs in order to allocate funds as they become available to ensure compliance with ADA requirements.

Proposed Park and Recreation Sites

Site #	APN	Location	Approximate Acreage	Proposed Facility Type*
1	93-111-18	West Olive Ave at Bodger Rd.	30 ac	C
2	93-070-39	600 North "V" St	18 ac	N
3	93-070-62	West Central Ave at Bailey Rd.	28 ac (wetlands portion 10 ac)	C
4	95-040-11	Portion of USP site	70 ac	S
5	95-070-06	Spaceport Museum site	169 ac	C
6	95-070-05	Portion of Allan Hancock College site	20 ac	C
7	97-270-33, -34	Portion of La Purisima Highlands site	3 ac	M
8	Various	West of "A" St./ McLaughlin Road	100 ac	C
9	N/A	Portion of CalTrans ROW (Bluff Park in S.Y River Plan)	177 ac	R
10	87-011-17	Southwest corner of Central Ave. & "A" St.	7 ac	C
11	99-140-85, -86	Hwy. 246/River Park Rd.	18 ac	R
12	83-060-13	Portion of CalTrans ROW	103 ac	R
13	99-140-90	East Ocean Ave/7th St.	18 ac	C
14	85-110-01, -04 -11	North "A" St between Chestnut & Walnut Avenues	8 ac	C
15	89-330-47	West Barton at "L" St.	5 ac	N
16	Various	East/West Channel Parkway	11.48 ac	S

*Note: M = Mini-Park
 N = Neighborhood Park
 C = Community Park
 R = Regional Park
 S = Special Use Community Recreation Facility



05-JUN-1998

Park and Recreation Sites



City Limits



Proposed Park and Recreation
Site Boundary Line

PUBLIC SERVICES ELEMENT

GOALS / POLICIES / MEASURES

GOALS / POLICIES

Authority

The Public Services Element addresses provision of municipal services to City residents. The following paragraphs provide description of the areas covered in the Public Services Element.

The City's electrical system is addressed in the General Plan pursuant to the following sections of the Government Code (GC). Requirements for the Circulation Element include discussion of "public utilities and facilities.... correlated with the land use element" (GC Section 65302(b)).

Section 65302(g) of the Government Code requires discussion of measures to protect the community from unreasonable risks associated with the effects of several hazards, including "wild land and urban fires".

The City's library facilities and service are addressed in the General Plan pursuant to the following sections of the Government Code. Requirements for the Land Use Element include discussion of "public buildings and grounds" (GC Section 65302(a)). The Circulation Element must discuss "public utilities and facilities....correlated with the land use element" (GC Section 65302(b)). The Government Code also allows the City to "address any other subjects, which in the judgement of the legislative body relate to the [City's] physical development" (GC Section 65303).

Government Code Section 65302(a) requires discussion of the use of land for various uses including "public buildings" which may include police facilities. The general plan may also address any other subjects which, in the judgement of the legislative body, relate to the physical development of the city (GC Section 65303).

The City's public buildings and facilities are addressed in the General Plan pursuant to the following sections of the Government Code. Requirements for the Land Use Element include discussion of "public buildings and grounds" (GC Section 65302(a)). The Circulation Element must discuss "public utilities and facilities....correlated with the land use element" (GC Section 65302(b)).

Schools are addressed in the General Plan pursuant to the requirements for the Land Use Element. Section 65302(a) of the Government Code requires discussion of the distribution, location, and extent of the land uses, including "education" and "public buildings and grounds".

The City's sewer system is addressed in the General Plan pursuant to the following sections of the Government Code. Requirements for the Land Use Element include discussion of "liquid waste disposal facilities, and other categories of public....uses of land" (GC Section 65302(a)). The Circulation Element must discuss "public utilities and facilities....correlated with the land use element" (GC Section 65302(b)). Under Conservation Element requirements, discussion may be provided on "prevention and control of the pollution of....water (GC Section 65302(d)).

The City's solid waste disposal system is addressed in the General Plan pursuant to the following sections of the Government Code. Requirements for the Land Use Element include discussion of solid waste disposal facilities, and other categories of public uses of land (GC Section 65302(a)). The Circulation Element must discuss "public utilities and facilities....correlated with the land use element" (GC Section 65302(b)).

The City's storm drainage system is addressed in the General Plan pursuant to the following sections of the Government Code. Requirements for the Circulation Element include discussion of "public utilities and facilities.... correlated with the land use element" (GC Section 65302(b)). Requirements for the Safety Element include discussion of measures to protect the community from unreasonable risks associated with the effects of several hazards, including flooding (GC Section 65302(g)).

The City's water system is addressed in the General Plan pursuant to the following sections of the Government Code. Requirements for the Circulation Element include discussion of "public utilities and facilities.... correlated with the land use element" (GC Section 65302(b)). The Land Use Element must discuss public uses of land (GC Section 65302(a)).

- Goal 1 Provide economical and dependable electrical service.**
- Policy 1.1 The City shall make improvements to the electrical system to maintain system capability, reliability, and affordability.
- Policy 1.2 The City shall assure that sufficient capacity is available in the electrical system prior to approval of new development projects.
- Policy 1.3 The City shall assure that all improvements to the electrical system necessitated by new development projects are proportionately financed by the project sponsor.

- Goal 2** **Provide attractive streets and neighborhoods by undergrounding utility distribution lines.**
- Policy 2.1 The City shall require undergrounding of existing overhead utility distribution lines in association with new developments and for major remodeling projects.
- Policy 2.2 The City shall encourage PG&E to relocate or underground all transmission and distribution lines within the City, except those servicing the Lompoc Electrical Receiving Station.
- Goal 3** **Maximize the conservation of electrical energy resources.**
- Policy 3.1 The City shall encourage the use of solar energy, both active and passive, in the orientation and design of all new construction projects.
- Policy 3.2 The City shall ensure that routes and facilities for pipelines and utility transmission lines are compatible with surrounding existing and planned land uses.
- Goal 4** **Minimize loss of life, and reduce injuries due to fires and medical emergencies.**
- Policy 4.1 The Fire Department shall strive to provide on scene response within five minutes to all emergency incidents within the City.
- Policy 4.2 The City shall provide basic life support emergency medical services at Level 1 - Emergency Medical Technician EMT-D as defined by Title - 22 California Code of Regulations (CCR) and Santa Barbara County Department of Health Care Services.
- Policy 4.3 The City shall encourage public education regarding fire prevention, safety and first aid medical procedures.
- Goal 5** **Minimize property damage due to fires.**
- Policy 5.1 The Fire Department shall strive to provide on scene response within five minutes at 90 percent of all structural fires within the City.
- Policy 5.2 The City shall continue to participate in an automatic aid agreement with Santa Barbara County and in mutual aid agreements with Vandenberg Air Force Base and the State of California.

- Policy 5.3 The Fire Department shall review all development projects for fire safety requirements.
- Goal 6 Provide high quality library facilities and services.**
- Policy 6.1 The City shall assist the Library Board of Trustees in making improvements to the City of Lompoc library system and expansion of the facilities to maintain the system's quality and capacity.
- Policy 6.2 The City shall assist the Library Board of Trustees in providing sufficient capacity in the City of Lompoc library system prior to approval of new development projects.
- Policy 6.3 The City shall cooperate with the Library Board of Trustees to ensure that improvements to the City of Lompoc library system necessitated by new development within the City are proportionately financed by the project sponsor.
- Policy 6.4 The City shall continue to assist the Library Board of Trustees in upgrading and maintaining the currency of the collection of materials and electronic resources.
- Policy 6.5 The City shall continue to work with the County of Santa Barbara and the Library Board of Trustees in providing regional library facilities and services which serve all segments of the population.
- Goal 7 Ensure a high level of public safety to the community.**
- Policy 7.1 The Police Department shall seek to maintain a three-minute average response time for all emergency service calls within the City limits.
- Policy 7.2 The Police Department will undertake special efforts to deal with high crime rates in key areas, including commercial, industrial, and higher density residential areas.
- Policy 7.3 The Police Department shall coordinate with other law enforcement agencies to assure communication and shall participate in mutual aid agreements to provide personnel and resources when required.
- Policy 7.4 The Police Department shall foster and maintain a partnership with the community and deliver its services in a community-based manner.

Goal 8 Develop continuing systems for the prevention of crime.

Policy 8.1 The Police Department will work with citizens and community organizations to develop crime prevention programs addressing issues such as substance abuse and illegal gang-related activities.

Policy 8.2 The Police Department shall review development projects for prevention of crime, vandalism, and traffic problems.

Goal 9 Provide safe, attractive, and efficiently-designed facilities to serve public needs.

Policy 9.1 The City shall strive to provide safe, attractive, and efficiently-designed facilities for public and quasi-public organizations.

Policy 9.2 The City shall continue to prepare a five-year Capital Improvements Program for public buildings and facilities.

Policy 9.3 The City shall ensure that all public buildings and facilities meet the access needs of physically-challenged individuals.

Policy 9.4 The City shall collect development fees at a sufficient level to finance those public building and facility needs created and/or contributed by new development.

Goal 10 Ensure the provision of adequate and high quality public educational facilities.

Policy 10.1 The City, in cooperation with Allan Hancock Joint Community College District, shall support development and operation of a permanent community college campus in the City.

Policy 10.2 The City shall encourage Lompoc Unified School District and Allan Hancock Joint Community College District to maintain consistency with the City's architectural, sidewalk, landscaping, and site design requirements in the design, remodeling, or construction of new facilities.

Policy 10.3 The City shall assist Lompoc Unified School District to ensure mitigation of impacts upon school facilities from new development within the City.

- Policy 10.4 The City shall cooperate with Lompoc Unified School District to obtain funds from other sources to provide high quality public educational facilities.
- Goal 11 Maximize the integration of school facilities within the fabric of the community.**
- Policy 11.1 The City shall assist the Lompoc Unified School District to identify suitable future uses for any school sites determined to be no longer suitable by the District.
- Policy 11.2 When new residential developments have a significant impact on school facilities, the City shall take steps to assure that developers coordinate with the Lompoc Unified School District to provide timely and proper submittal of required development impact fees. [Final EIR Schools Mitigation Measure 1]
- Goal 12 Provide economical and dependable sewer service and treatment.**
- Policy 12.1 The City shall make improvements to the sewer system to maintain system capability and reliability.
- Policy 12.2 The City shall assure that sufficient capacity is available in the Lompoc Regional Wastewater Treatment Plant prior to approval of new development projects.
- Policy 12.3 The City shall assure that all improvements to the sewer system necessitated by the approval of new projects are proportionately financed by the project sponsor.
- Policy 12.4 The City shall promote beneficial uses of wastewater biosolids and effluent.
- Goal 13 Protect and improve water quality in the Lompoc Groundwater Basin.**
- Policy 13.1 The City shall encourage public and private wastewater dischargers to minimize contamination of the Lompoc groundwater basin.
- Goal 14 Provide an economical and environmentally-safe solid waste collection and disposal system.**
- Policy 14.1 The City shall continue to provide a solid waste collection system which meets the needs of the community.

Policy 14.2 The City shall assure that sufficient capacity is available in the landfill prior to approval of new development projects.

Policy 14.3 The City shall assure that all improvements to the solid waste collection and disposal system necessitated by new development are proportionately financed by the project sponsor.

Policy 14.4 The City shall establish user fees for the landfill which adequately fund costs to operate the landfill and prepare the landfill for eventual closure.

Goal 15 Maximize the life of the landfill.

Policy 15.1 The City shall continue to encourage efforts to reduce, recycle, and compost as many materials as possible.

Policy 15.2 The City shall reduce waste entering the landfill by 25 percent by 1995 and by 50 percent by 2000, relative to waste received at the landfill in 1990.

Policy 15.3 The City shall prioritize waste reduction techniques as the preferred method to maximize the life of the landfill. If waste reduction techniques are insufficient, the City may investigate options for expansion of the landfill area.

Goal 16 Provide an attractive, clean, and litter-free community.

Policy 16.1 The City shall continue to provide a modern collection system to reduce litter to the maximum extent possible.

Goal 17 Provide storm drains which minimize street flooding.

Policy 17.1 The City shall ensure the storm drain system has adequate capacity to minimize street flooding from the design standard storm, and where feasible, shall expand the capacity of the system to control storm flows.

Policy 17.2 The City shall require new developments to: minimize the amount of off-site drainage by retaining stormwaters for on-site percolation, provide adequate drainage facilities for remaining off-site flows, maintain natural drainage channels, and avoid alteration of off-site drainage courses.

Goal 18 Provide economical and dependable water service.

Policy 18.1 The City shall make improvements to the water supply system to maintain system capability and reliability.

Policy 18.2 The City shall assure that sufficient capacity and quality is available in the Lompoc Water Treatment Plant and system prior to approval of new development projects.

Policy 18.3 The City shall assure that all improvements to the water supply system necessitated by the approval of new projects are proportionately financed by the project sponsor.

Goal 19 Maximize the conservation of water.

Policy 19.1 The City shall promote the conservation of water by all customers.

IMPLEMENTATION MEASURES

Measure 1 The City shall periodically review the long-range needs of the electrical system including the following issues:

- ° Desired level of reliability for the electrical system. [Policies 1.1 and 1.2]
- ° Maintenance of power lines and related equipment. [Policy 1.1]
- ° Elimination of inaccessible power lines. [Policy 1.1]
- ° Procurement of adequate sources of electrical power. [Policies 1.1 and 1.2]
- ° Preparation of an engineering model of the electrical system to identify needed improvements. [Policies 1.1 and 1.2]
- ° Maintenance of an accurate electrical system map. [Policies 1.1 and 1.2]
- ° Provision for the logical and economic extension of the electrical system to new developments. [Policies 1.2 and 1.3]

Measure 2 The City shall prepare a schedule and financial plan to underground all existing utility distribution lines. [Policy 2.1]

- Measure 3 The City shall amend the City Code to require installation of automatic fire protection systems in all new buildings that exceed fire protection and on scene response capabilities of the Fire Department. [Policy 6.3]
- Measure 4 The City shall review the City Code regulations for fire sprinklers for additional requirements. [Policy 5.3]
- Measure 5 The City shall assist the Library Board of Trustees in preparing a facility plan for the main library, which includes consideration of an additional entrance to existing parking area. [Policy 6.3 & 6.5]
- Measure 6 The City will strive to increase funding levels for the library to meet the average funding levels for City of Lompoc library facilities on a statewide basis. [Policy 6.1 & 6.4]
- Measure 7 The City shall explore amendment of the Development Impact Fee ordinance to fund improvements to City of Lompoc library system which are necessitated by new development. [Policy 6.2 & 6.3]
- Measure 8 The Police Department shall develop traffic safety recommendations and programs based upon State-wide Integrated Traffic Reporting System data, and citizen and school district requests. [Policies 7.3, 8.1, 8.2]
- Measure 9 The Police Department shall utilize a Community Oriented Policing and Problem Solving (COPPS) philosophy involving citizens, community organizations, city departments, and criminal justice agencies. Issues such as crime, drug or gang-related activities, and other identified problems relating to public safety will be targeted by this philosophy. [Policies 7.4, 8.1, 8.2,]
- Measure 10 The City shall prepare a facility plan for a multi-use community center. [Policy 9.1]
- Measure 11 The City shall update the facility plan for the Civic Center. [Policy 9.2]
- Measure 12 The City shall implement the facility plan for the Civic Auditorium. [Policy 9.2]

- Measure 13 The City shall schedule improvements to public buildings necessary to meet the needs of physically-challenged individuals, in accordance with the requirements of the Americans with Disabilities Act. [Policy 9.3]
- Measure 14 The City shall gather information from other cities regarding the display and financing of public art. [Policy 9.5]
- Measure 15 The City shall prepare and implement a master plan for the Lompoc Airport. [Policy 9.1]
- Measure 16 The City shall seek to negotiate comprehensive joint use agreements with the Lompoc Unified School District and the Allan Hancock Joint Community College District. [Policy 11.3]
- Measure 17 The City shall identify proposed school sites on the Land Use Element Map necessary to accommodate anticipated student enrollment generated by new City development after consultation with the Lompoc Unified School District and Santa Barbara County.
- Measure 18 The City shall notify the Lompoc Unified School District when the City receives a development application for an area identified with a proposed school designation to determine whether there is property acquisition interest. If no interest is expressed, the City shall delete the proposed school site designation from the Land Use Element Map following the issuance of applicable certificates of occupancy.
- Measure 19 The Utility Department shall update the Wastewater Management Plan. [Policies 12.1, 12.2, 12.3, and 12.4]
- Measure 20 The City shall establish a program to promote the uses of wastewater biosolids. Potential uses include:
- ° Composting; and
 - ° Application to land areas by spreading, spraying or injection. [Policies 12.1 and 12.4]

- Measure 21 The City shall establish a program to promote the use of reclaimed effluent. Potential uses include:
- ° Irrigation of landscaping and fodder, seed, and flower crops;
 - ° Industrial cooling;
 - ° Dust control and compaction at construction sites and the landfill; and
 - ° Recharge of the groundwater basin. [Policies 12.2 and 12.4]
- Measure 22 The Zoning Ordinance shall be amended to require that public notice be given to all property owners within 1000 feet of the landfill boundary for any development permits requested for the landfill. [Policy 15.3]
- Measure 23 The City shall amend the Subdivision Ordinance to require that land divisions approved within 2000 feet of the landfill boundary shall be conditioned to require a notification in the deed of the landfill's proximity to the property. [Policy 15.3]
- Measure 24 The City shall investigate the acquisition of properties or easements to ensure that adequate buffer zones to mitigate the environmental effects of landfill operations. [Policy 15.3]
- Measure 25 The City shall ensure that a 200 foot buffer is maintained between the active working areas of the landfill and all adjacent land uses. [Policy 15.3]
- Measure 26 The City shall pursue establishment of a drop-off facility which is available to the public for recyclable materials. [Policy 15.1 and 15.2]
- Measure 27 The City shall provide recycling service to all City residents. [Policy 15.1 and 15.2]
- Measure 28 The City shall pursue establishment of a composting facility. [Policy 15.1 and 15.2]
- Measure 29 The City shall update the Storm Drainage Master Plan. [Policy 17.1]
- Measure 30 The City shall consider amendment of the Development Impact Fees Ordinance as a funding source for storm drain infrastructure. [Policy 17.1]

- Measure 31 The Utility Department shall update the Water System Management Plan. [Policies 18.1, 18.2, & 19.1]
- Measure 32 The Capital Improvement Plan (CIP) shall be amended to show improvements which provide adequate water pressure in University Drive between Cambridge Drive and C Street for fire protection purposes. [Policy 18.1]
- Measure 33 The City shall seek to establish emergency inter-tie agreements with Mission Hills CSD, Vandenberg Village CSD, and Vandenberg AFB in case of emergency water shortages. Such agreements would be invoked to satisfy short-term emergency water needs of either party. [Policy 18.2]

[Notes: The following policies are implemented through the current City Codes and procedures: Policies 1.3, 2.1, 2.2, 2.3 5.1, 5.2, 5.3, 6.1, 6.2 8.1, 9.1, 10.2, 10.3, 10.4, 10.5, 10.6., 11.1, 11.2, 11.5, 12.2, 12.3 13.3, 14.1, 15.3, 16.3, 17.1, 19.1 and 19.3]

URBAN DESIGN

GOALS / POLICIES / MEASURES

GOALS / POLICIES

Authority

Consideration of urban design issues in the general plan is provided under the Land Use Element requirements which direct attention to open space uses such as agriculture, natural resources, and the enjoyment of scenic beauty (GC Section 65302(a)). Urban design considerations may also include areas of outstanding beauty, historic, and cultural value under the Open Space Element requirements (GC Section 65560). The Government Code (GC) also allows the City to "address any other subjects, which in the judgement of the legislative body relate to the [City's] physical development" (GC Section 65303).

- | | |
|------------|--|
| Goal 1 | Protect and enhance the natural features and landmarks of the Lompoc Valley. |
| Policy 1.1 | The City shall define, protect, and link urban features, rural features, and open space areas in the Lompoc Valley including those identified on the Urban Design Features map. |
| Policy 1.2 | The City shall protect ridgelines and hillsides which lie in view corridors, including those ridgelines identified on the Scenic Ridgelines and Roads map. |
| Policy 1.3 | The City shall protect and enhance the views along the scenic roads noted on the Scenic Ridgelines and Roads map. |
| Policy 1.4 | The City shall create a visual edge to maintain awareness of the community's setting in the Lompoc Valley by establishing and maintaining open space buffers along the western and eastern portions of the Urban Limit Line. |

- Goal 2** **Protect and enhance the "small town" character of the Old Town.**
- Policy 2.1 The City shall support the historical character, scale, and architecture of the Old Town area.
- Policy 2.2 The City shall ensure that all development in the Old Town area is designed in a manner that maintains, encourages, and enhances pedestrian activity between various uses and activities. This includes the design of buildings, street corridors, plazas, and pedestrian spaces.
- Policy 2.3 The City shall provide for sufficient and conveniently-located public parking to allow the Old Town area to function as a pedestrian-oriented business district without on-site parking.
- Policy 2.4 The City shall ensure that parking lots in the Old Town area are located and designed to avoid breaking the continuity of building facades.
- Policy 2.5 The City shall encourage existing commercial facilities to improve their appearance and condition, and ensure that all new development contributes toward an overall positive and cohesive visual identity.
- Goal 3** **Protect and enhance the positive identity of Lompoc's residential neighborhoods.**
- Policy 3.1 The City shall protect and enhance the positive identity of residential neighborhoods.
- Policy 3.2 The City shall require infill development to respect the scale and character of existing neighborhoods.
- Policy 3.3 The City shall encourage the protection of structures and neighborhoods which possess locally-significant architectural styles or historic values. Infill development in such areas shall be architecturally compatible with surrounding structures.
- Policy 3.4 The City shall encourage and support the efforts of homeowner and neighborhood associations to improve the visual appearance of residential neighborhoods.

Goal 4 **Protect and enhance the visual qualities of Lompoc's urban streetscapes and public places.**

Policy 4.1 The City shall support efforts to improve the appearance of expressways and arterials.

Policy 4.2 The City shall promote cleanliness and regular maintenance of all neighborhoods and public places.

Policy 4.3 The City shall encourage signage which enhances the visual qualities of the urban streetscape.

Policy 4.4 The City shall continue to encourage provision of art in public places.

Policy 4.5 The City shall encourage the owners and/or operators of land uses and activities which are unsightly to clean up the affected area or to use landscaping and other design measures to soften or screen the area.

Policy 4.6 The City shall encourage the development of the urban forest along streetscapes and in public places.

Policy 4.7 The City shall encourage the provision of open space in all public places.

Goal 5 **Ensure high-quality design and development.**

Policy 5.1 The City shall ensure that all public and private improvements or development projects are consistent with the architectural, landscaping, and site design requirements.

Policy 5.2 The City shall periodically review and update its architectural, landscaping, and site plan review process, as well as any associated guidelines.

IMPLEMENTATION MEASURES

Measure 1 The Beautification Commission shall establish policies and programs to define and enhance the entryways into the City in cooperation with Caltrans, Santa Barbara County, and the affected property owners. [Policies 1.1, 1.3, and 4.1]

Measure 2 The City shall amend the Zoning Ordinance to require new homeowner associations to maintain and preserve natural habitats within their respective developments.[Policy 1.1]

- Measure 3 The City shall amend the Zoning Ordinance to require buffer areas between new developments and bordering land planned by the City for agriculture. [Policies 1.1, 1.4, and 1.6]
- Measure 4 The City shall amend the Zoning Ordinance to retain ridgelines identified in the Scenic Ridgelines and Roads map in the "Open Space District". [Policy 1.2]
- Measure 5 The City shall amend the Zoning Ordinance to establish standards for development in hillside areas. These shall address issues such as design, allowable uses, developable areas, safety concerns, parcel sizes, grading, landscaping, visual resources, open space, drainage, infrastructure requirements, and evacuation plans. [Policies 1.1 and 1.2]
- Measure 6 The City shall amend the Zoning Ordinance to add an overlay zone for scenic corridors which regulates development activities within a defined buffer along designated scenic roads. The overlay zone may address issues such as removal of mature vegetation, grading activities, allowable uses (e.g. signs, walkways, roadway access). [Policies 1.3 and 4.1]
- Measure 7 The City shall periodically review and update the architectural, landscape, and site plan review guidelines. Architectural review requirements shall be added for rehabilitations of, or additions to existing buildings, and for projects located along designated scenic roads. [Policies 1.3, 2.1, 2.2, 3.1, 3.2, 5.1, and 5.2]
- Measure 8 The City shall amend the Zoning Ordinance to: 1) add a design overlay zone in the Old Town area; and 2) establish design guidelines for the architectural appearance, site function, pedestrian enhancement, protection and development of structures within the overlay zone. All development within the overlay zone must conform with the guidelines. [Policies 2.1, 2.2, 2.3, and 2.4]
- Measure 9 The City shall amend the Zoning Ordinance to establish design guidelines for the Southside Old Town (generally the 200-400 blocks of South "G" and "H" Streets and 200-300 blocks of South "I" and "J" Streets) to preserve historic structures, encourage rehabilitation, and ensure that new construction and rehabilitation are compatible with the surrounding historic structures.

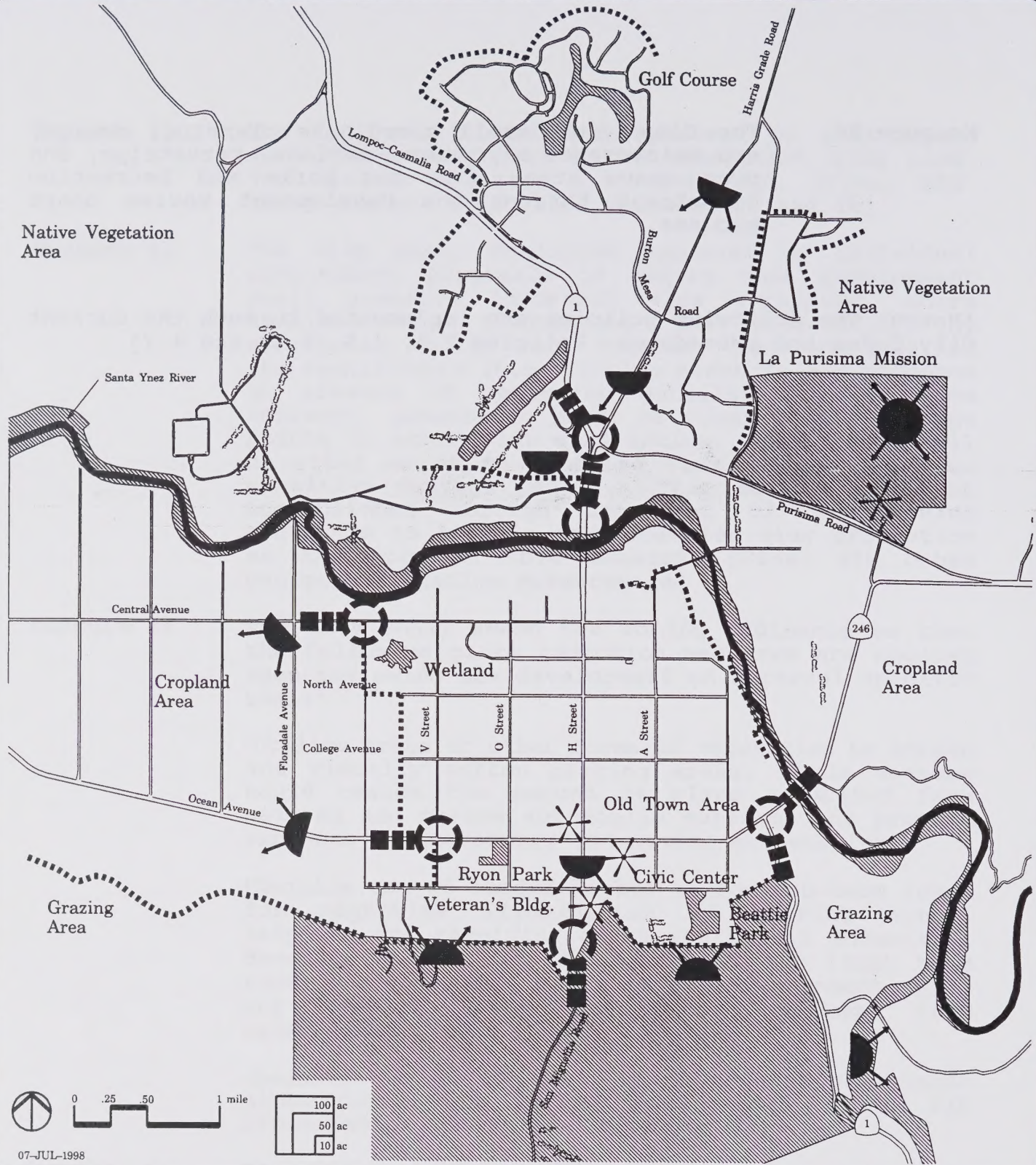
- Measure 10 The City shall explore methods for providing sufficient off-site parking in the Old Town area. [Policies 2.2 and 2.3]
- Measure 11 The City shall amend the City Code to increase the maintenance standards for commercial and industrial facilities. [Policy 2.5]
- Measure 12 The City shall amend the Zoning Ordinance to include minimum standards for the percentage of the required open space areas (exclusive of natural habitat) of developments which need to be landscaped in order to minimize storm runoff. [Policies 2.5 and 3.1]
- Measure 13 The City shall review the street-naming and street-numbering policy for future developments. [Policy 3.1]
- Measure 14 The City shall designate the Italian Stone Pines on South H Street as a heritage grove. [Policy 1.1]
- Measure 15 The City shall explore the establishment of landscape maintenance districts. [Policy 4.1]
- Measure 16 The City shall establish a citywide street tree median and parkstrip planting program, if funding is available. Landscaped areas shall be located and designed to maintain vehicular and pedestrian safety, to beautify the roadways, and to maintain traffic-flow efficiency. [Policy 4.1]
- Measure 17 The City shall use landscaping to screen unsightly land uses or activities on City-owned land. [Policies 4.1, 4.2, and 4.5]
- Measure 18 The City shall review the Sign Ordinance, and update as necessary. [Policy 4.3]
- Measure 19 The Planning Commission and Beautification Commission shall review existing Engineering Division standards for consistency with the policies of the *Urban Design Element*. [Policies 2.2, 2.3, 3.1, 4.1, and 5.1]
- Measure 20 The City shall identify boundaries of the Old Town area and include those boundaries on the Zoning Map.

- Measure 21 The City shall condition approval of individual development proposals to be consistent with Land Use Element Policies 5.11 and 5.12. [Final EIR Urban Design Mitigation Measures 1a and 1b]
- Measure 22 The City shall condition approval of individual development proposals to assure that development shall preserve important view corridors, where feasible, by identifying and preserving the attributes of the view corridor that characterize its significance (e.g. framing elements and presence or absence of impinging details) as seen from roadways, pedestrian paths or other public vantage points to avoid view obstruction. Buildings shall be sited so as to minimize view obstruction from sensitive vantage points. This measure shall be accomplished through amendment of the zoning ordinance to include standards for view protection as indicated in this measure. [Final EIR Urban Design Mitigation Measures 2a]
- Measure 23 The City shall amend the zoning ordinance so that the following glare reduction measures are applied when reviewing new development on a parcel specific basis:
- Utilize trees or other forms of vegetation to screen and visually soften parking areas. This measure would reduce the amount of glare generated from painted and chrome automobile surfaces and prevent expanses of stationary and moving automobiles.
 - Require use of hooded lights on focused-beam lamps for nighttime illumination in parking areas, shipping and receiving docks and within industrial developments. These lights direct the light beam towards the ground, which if a dark pavement, will not reflect light and cause spillage into neighboring areas.
 - Require use of materials which reduce or diminish glare for windows in new developments. [Final EIR Urban Design Mitigation Measures 3a]
- Measure 24 The City shall continue to review development proposals on a project-specific basis with added attention to avoidance to degradation of objects or aesthetic and/or historical significance. New development shall be subject to design review as part of the City's project approval process. [Final EIR Urban Design Mitigation Measures 4a]

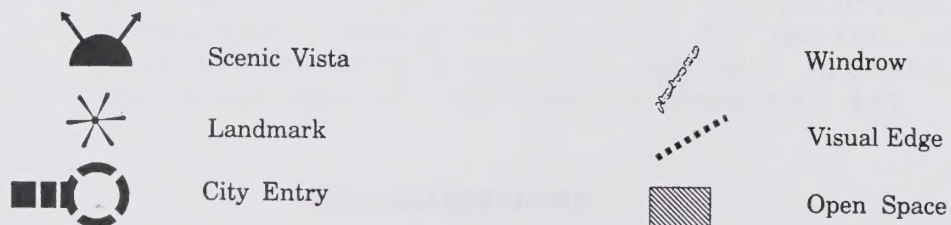
Measure 25

The City staff shall coordinate planning, design, and maintenance of roadway medians, parkstrips, and open space areas with the parks and Recreation Department through the Development Review Board process.

[Notes: The following policies are implemented through the current City Codes and procedures: Policies 3.3, 4.5, 4.6, and 4.7]



Urban Design Features





03-JUN-1998

Scenic Ridgelines and Roads

■ ■ ■ ■ ■ Scenic Road

● ● ● ● ● Scenic Ridgeline

RESOURCE MANAGEMENT

GOALS / POLICIES / MEASURES

GOALS/POLICIES

Authority

The Resource Management Element addresses mineral, cultural, biological and water resources. The following paragraphs describe the areas covered in the Resource Management Element.

Mineral resources are noted in several sections of the Government Code (GC) as a topic to be addressed in the General Plan. The Conservation Element (Section 65302(d)) must discuss the conservation, development, and utilization of mineral, rock, sand, and gravel resources, while the managed production of mineral deposits is listed as one of the uses for open space lands (Section 65560(b)(2)). The Land Use Element must designate land for natural resources (Section 65302(a)). The Public Resources Code (Section 2762(a)) requires mineral resource management policies to be incorporated into the general plan.

Biological resources, as a component of the more-encompassing term natural resources, is addressed in several sections of the Government Code requirements for the General Plan. Discussion regarding the conservation of natural resources, including rivers, forests, fisheries, and wildlife is required by Section 65302(d). Open space land can be used "for the preservation of natural resources including, but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, bays and estuaries; and coastal beaches, lake shores, banks of rivers and streams, and watershed lands" (GC Section 65560(b)). Designation of land for natural resources is required by Section 65302(a).

Cultural resources, including archeological, historical, and architectural features need to be addressed in the General Plan in order to fulfill the requirements for the Open Space Element (GC Section 65560(b)). Areas of historic and cultural value, as well as areas needed for the scientific study of natural resources are allowable uses of open space lands in the General Plan.

Water resources are included in the General Plan to fulfill requirements for the Conservation Element (GC Section 65302(d)) "[which must address] the conservation, development, and utilization of natural resources including water. The Conservation Element may also address:

Prevention and control of the pollution of streams and other waters;

Regulation of the use of land in stream channels and other areas required for the accomplishment of the conservation plan;

Prevention, control, and correction of the erosion of soils, beaches, and shores; and

Protection of water sheds ..."

In addition, the Open Space Element (GC Section 65560) has requirements for the discussion of rivers, streams, banks of rivers and streams, watershed lands, areas required for recharge of ground water basins, and areas required for protection of water quality.

Consideration of air quality as a resource in the General Plan is provided since several of the mandatory elements have effects on air quality and emission sources:

The Land Use Element governs the location and intensity of stationary commercial and industrial emission sources;

The Circulation Element addresses the location and extent of highways used by automobiles and mobile sources;

The Conservation Element requires discussion of the conservation of natural resources, and

The Open Space Element address use of open space lands for the enhancement of air quality.

The Government Code also allows the City to "address any other subjects, which in the judgement of the legislative body relate to the [City's] physical development" (GC Section 65303).

Goal 1 Protect access to and availability of mineral resources, while maintaining protection of the surrounding environment.

Policy 1.1 The City shall designate areas containing significant mineral resources, including those areas designated MRZ-2 by the State of California pursuant to the Surface Mining and Reclamation Act, as Open Space.

Policy 1.2 The City may permit mineral resource extraction and processing activities in open space areas provided that: 1) all adverse environmental effects are avoided or minimized and 2) the visual qualities of the Lompoc Valley are not impaired.

Goal 2 **Protect natural habitats in recognition of their biological, educational, and scientific values.**

Policy 2.1 The City shall ensure that the biologically significant areas identified on the Biologically Significant Areas map are preserved.

Policy 2.2 The City shall protect the valuable natural resources of the Santa Ynez River and tributaries which serve as flood channels, wildlife habitats, critical links in Lompoc's water supply, and components of the City's urban form. Watercourses shall be retained in a natural state, rather than be concrete-lined or placed underground, so long as proper flood protection is provided.

Policy 2.3 The City shall encourage the restoration and management of natural habitats for wildlife enhancement and public enjoyment.

Policy 2.4 The City shall encourage the provision, maintenance, and protection of direct public access to publicly-owned watercourses and shall integrate watercourses with non-motorized trails and other open space.

Policy 2.5 The City shall ensure that the biologically-significant habitats identified on the Resource Management map are preserved.

Goal 3 **Protect cultural resources in recognition of their aesthetic, educational, cultural, and scientific values.**

Policy 3.1 The City shall promote rehabilitation of residences and structures with historic or architectural value.

Policy 3.2 The City shall encourage property owners of historic structures or places to request Federal, state, county, or City landmark status.

Policy 3.3 The City shall use the **Archeological Sensitivity Zones map** to determine the type and extent of archeological resource evaluation necessary for development projects.

Policy 3.4 The City shall protect significant archeological resources for the enjoyment and edification of future generations.

- Policy 3.5 The City shall support efforts by public and non-profit organizations to acquire properties adjacent to the Mission Vieja de la Purisima site and La Purisima Mission State Historical Park in order to facilitate protection of these resources.
- Policy 3.6 The City shall continue support of the Lompoc Museum.
- Policy 3.7 The City shall continue to encourage local organizations (e.g. Lompoc Valley Historical Society) to place plaques at historic places and to provide displays, programs, and events that highlight Lompoc's historic heritage.
- Policy 3.8 As required by CEQA, the City shall continue cultural resource investigations as part of the environmental review for all development projects. [Final EIR Cultural Resources Mitigation Measure 1a]
- Policy 3.9 The City of Lompoc shall use the "California Comprehensive Heritage Resources Management Plan" guidelines and standards for administering cultural resource investigations. The plan provides guidance with respect to:
- Research design criteria;
- Evaluation of cultural resources using the three-phased methodology noted in Section 6.2 of the *Cultural Resources Study*;
- Archiving cultural resource materials; and
- Professional qualifications for cultural resource investigators, including individuals qualified for membership in the Society of Professional Archeologists. [Final EIR Cultural Resources Mitigation Measure 1b]
- Policy 3.10 The City shall use local specialists in the management of the area's cultural resources. This position could be used on a part-time basis to assist the City with project reviews, surveys for in-house projects, evaluation of cultural resource reports, and to provide advice on a variety of cultural resource matters. In addition, the assistance and advice of local Chumash Indian Native American specialists, Lompoc Museum Associates and staff, Lompoc Valley Historical Society, Lompoc Advisory Landmark Committee, and other heritage-minded organizations and individuals shall be solicited as needed. [Final EIR Cultural Resources Mitigation Measure 1c]

- Policy 3.11 The City shall support efforts by public and non-profit organizations to acquire properties adjacent to the Mission Vieja de la Purisima site and La Purisima Mission State Historical Park in order to facilitate protection of archaeological resources. [Final EIR Cultural Resources Mitigation Measure 1h]
- Goal 4 Provide a sufficient supply of water to meet projected demand.**
- Policy 4.1 The City shall develop reliable and cost-effective supplemental water supplies to reduce dependence upon the Lompoc groundwater basin.
- Policy 4.2 The City shall utilize newly-developed water supplies primarily to offset existing groundwater demand and secondarily to serve new development.
- Policy 4.3 The City shall encourage water conservation to the maximum extent possible in order to efficiently utilize existing water supplies and minimize the need for supplemental water sources.
- Policy 4.4 The City shall protect water rights on the Santa Ynez River which are vital to sustain riparian habitats as well as water quality and supply in the Lompoc groundwater basin.
- Policy 4.5 The City shall assure that any decisions affecting supplemental water sources protect Lompoc Valley agricultural and flower seed industries.
- Policy 4.6 The City shall encourage the efficient use of water resources for agricultural irrigation, including the use of reclaimed water.
- Policy 4.7 The City shall participate with local, regional, state, and federal agencies in monitoring groundwater supply, quality and developing recharge facilities.
- Goal 5 Minimize overdraft of the Lompoc groundwater basin.**
- Policy 5.1 The City shall continue to require new development to offset new water demand with savings from existing water users, as long as savings are available.
- Policy 5.2 The City shall work to ensure the long-term sustainability of the existing groundwater supply.
- Policy 5.3 The City shall continue to promote water conservation throughout the Lompoc Valley.

- Policy 5.4 The City shall continue to encourage the design and installation of energy conservation, water conservation, and solid waste reduction measures in all construction and rehabilitation projects.
- Policy 5.5 The City shall provide financial and technical assistance (based upon the availability of funding) to property owners who desire to improve energy and water efficiency of their housing units but are unable to afford improvement costs.
- Goal 6 **Protect and improve water quality in the Lompoc groundwater basin.**
- Policy 6.1 The City shall encourage governmental agencies and Lompoc Valley farmers to minimize contamination of the Lompoc groundwater basin.
- Policy 6.2 The City shall ensure that new development does not adversely affect water quality during and after construction.
- Goal 7 **Improve air quality in the Lompoc Valley.**
- Policy 7.1 The City shall participate in regional air quality planning programs to attain federal and state air quality standards.
- Policy 7.2 The City shall encourage federal, state, and local agencies to require local emission offsets and best available air pollution control technology on emission sources affecting the Lompoc Valley.
- Policy 7.3 The City shall encourage the Air Pollution Control District (APCD) to: 1) enforce air quality rules and regulations in a uniform manner and 2) maintain air quality monitoring stations in the Lompoc Valley.
- Policy 7.4 The City shall consult with the APCD during the review of any development project which may emit air pollutants or is in the vicinity of a source of air pollutants.
- Policy 7.5 The City shall minimize air quality impacts resulting from construction activities regulated by the City.
- Policy 7.6 The City shall encourage the agricultural industry to minimize the emission of pollutants resulting from agricultural activities.

Goal 8 Minimize emissions from vehicles.

- Policy 8.1 The City shall require development projects to minimize vehicle-related air quality impacts.
- Policy 8.2 The City shall discourage auto-dependent facilities which cause excessive emissions from idling vehicles.
- Policy 8.3 The City shall minimize air quality impacts resulting from operation of the Lompoc Airport.

IMPLEMENTATION MEASURES

- Measure 1 The City shall amend the Zoning Ordinance to protect mineral deposits and restricts the encroachment of incompatible land uses. Mineral resource extraction may be allowed within these areas contingent upon approval of a conditional use permit. [Policy 1.1]
- Measure 2 The City shall amend the Zoning Ordinance to require that any divisions of land which involves mineral resource areas shall include notices on the property titles which identify the presence of mineral resources and possibility of mineral extraction operations in the area. [Policies 1.1 and 1.2]
- Measure 3 The City shall amend the Subdivision Ordinance to require that developments proposed within 1000 feet of abandoned oil and gas wells be conditioned to: 1) identify the precise locations of the wells and 2) ensure that the wells have been abandoned in accordance with current State Division of Oil and Gas regulations. [Policies 1.1 and 1.2]
- Measure 4 The City shall amend the Zoning Ordinance to specify that the discretionary review of surface mining proposals shall be undertaken in conformance with the requirements of the Surface Mining and Reclamation Act. This review shall include plans for the mining operation and for reclamation of the site. [Policy 1.2]
- Measure 5 The City shall amend the Zoning Ordinance to provide discretionary review of oil drilling or production proposals. This review shall include plans for oil and gas drilling and production as well as abandonment of the site. [Policy 1.2]

- Measure 6 The City shall amend the Zoning Ordinance to add an environmentally-sensitive resource overlay zone in order to protect environmentally-sensitive resources, including biologically-significant habitats. [Policies 2.1 and 2.2]
- Measure 7 The City shall amend the Zoning Ordinance to ensure that permitted activities in the environmentally-sensitive resource overlay zone will not damage biologically significant habitats. Where no feasible alternative locations exist for the activity, replacement habitat shall be required at a 1:1 ratio of any biologically significant habitat located within the overlay zone which is damaged or disturbed by development. [Policy 2.1]
- Measure 8 The City shall amend the City Environmental Guidelines to maintain consistency with the California Environmental Quality Act and Guidelines.
- Measure 9 The City shall amend the Grading Ordinance to require temporary fencing to be installed at the edge of biologically significant habitats prior to construction. [Policy 2.1]
- Measure 10 The City shall amend the Grading and/or Subdivision Ordinance to: minimize soil erosion, water quality degradation, and volume of surface water runoff during and after construction; and to maximize on-site percolation of stormwaters. [Policies 2.1 and 2.2]
- Measure 11 The City shall amend the Zoning Ordinance to require a conditional use permit for livestock grazing in the environmentally-sensitive resource overlay zone to reduce damage to biologically-significant habitats resulting from grazing activities. [Policies 2.1 and 2.2]
- Measure 12 The City shall amend the Zoning Ordinance to require native plant buffers along stream and riparian habitat to protect riparian vegetation, provide continuous wildlife habitat, retain bank stability, and reduce erosion and sedimentation. [Policies 2.1 and 2.3]
- Measure 13 The City shall amend the City Code to restrict off-road motorized vehicle use in biologically-significant habitats to avoid fire hazards, topsoil erosion, noise, and habitat damage. [Policies 2.1 and 2.2]

- Measure 14 The City shall amend the Zoning Ordinance to require the preparation of maintenance and management plans for natural habitats affected by development. [Policy 2.2, and 2.3]
- Measure 15 The City shall amend the Zoning Ordinance to require landscape plans for projects adjacent to natural habitats to use local native vegetation which is compatible with the natural habitat. [Policy 2.2]
- Measure 16 The City shall seek funding from federal, state, and local agencies as well as private organizations for habitat restoration projects. [Policy 2.3]
- Measure 17 The City shall conduct a comprehensive survey of all pre-World War II structures, architecturally significant buildings, and ethnic places. The identified structures and places shall be evaluated to determine historic, architectural, or ethnic significance. [Policies 3.2, and 3.3]
- Measure 18 The City shall review the Landmark Ordinance and update, as necessary, to provide increased protection to landmark structures by requiring public notice prior to any demolition or major rehabilitation. This requirement shall apply to the more recent of the following lists of structures: 1) Table 4 of the *Cultural Resources Study* or 2) the results of the comprehensive survey (see Measure 17).
- Measure 19 The City shall review zoning designations in the Southside Old Town Neighborhood (generally the 200-400 blocks of South "G" and "H" Streets and 200-300 of South "I" and "J" Streets) for changes which would enhance protection of existing historic structures and neighborhoods. [Policy 3.2]
- Measure 20 The City shall publicize applicability of the State Historic Building Code in repair, alteration, and additions to historic structures [Policy 3.2]

- Measure 21 The City shall establish a program of financial incentives to encourage the rehabilitation of buildings which are eligible to be or have been designated City landmarks. The program shall include:
- Allocation of Community Development Block Grant rehabilitation funds toward historic structures;
- Encouraging local lending institutions to establish a special loan program for historic neighborhoods and structures. Such a program will assist local lending institutions in meeting their obligations under the Community Reinvestment Act;
- Publicizing and pursuing financial incentives for historic structures which are available under State legislation, and
- Amending the City Code to waive or reduce building permit fees for historic structures which undergo rehabilitation in accordance with the design guidelines for historic structures. [Policy 3.1].
- Measure 22 The City shall publicize and provide information to property owners of historic structures or places regarding the benefits of Federal, state, county, or City landmark status. [Policy 3.2]
- Measure 23 The City shall prepare cultural resources guidelines to assist in the review of development proposals which affect cultural resources and to ensure protection of cultural resources in accordance with Federal and State requirements. The guidelines shall address application of the Archeological Sensitivity Zones map to development projects. [Policies 3.3 and 3.4]
- Measure 24 The City shall maintain records of known archeological sites and provide the Building Official with a listing of affected parcels. Prior to issuance of building or demolition permits on these parcels, a Phase 2 or Phase 3 Cultural Resources Evaluation shall be required. [Policies 3.3 and 3.4]
- Measure 25 The City shall amend the Zoning Ordinance to protect environmentally-sensitive resources, including archeological resources. [Policy 3.4]

Measure 26 The City shall inventory all trees on City property and designate as City Landmarks any trees with historic or cultural significance.

Measure 27 The archaeological sensitivity map shall be used for determining the type of archaeological resource evaluation in high and low sensitivity zones as noted below. [Final EIR Cultural Resources Mitigation Measure 1d]

High Sensitivity Zone: All projects (including general plan amendments, zone changes, annexations, subdivision maps, parcel maps) involving parcels 10,000 square feet or more in size, shall be required to have a Phase 1 study. The study shall examine the entire parcel. Subsequent Phase 2 and 3 studies shall be required if archaeological resources are identified in the Phase 1 study. If the project area, or a portion thereof, was previously surveyed at acceptable standards, the previous Phase 1 study can be used to satisfy this requirement for the surveyed area. [Final EIR Cultural Resources Mitigation Measure 1e]

Low Sensitivity Zone: All projects (including general plan amendments, zone changes, annexations, subdivision maps, parcel maps) involving parcels 20 or more acres in size shall be required to have a Phase 1 study. The coverage of the Phase 1 study, the need for subsequent studies, and use of previous studies shall be as noted above. [Final EIR Cultural Resources Mitigation Measure 1f].

Known Archeological Sites: The Community Services Department maintain records of known archeological sites. Prior to issuance of building permits for new construction or additions in areas of known archeological sites, a Phase 2 or 3 study, as necessary, shall be required. This procedure will fulfill CEQA requirements for protection of known archeological sites. [Final EIR Cultural Resources Mitigation Measure 1g]

Measure 28 The City shall pursue administrative, governmental, and legal channels to protect the City's water rights on the Santa Ynez River. (Cross Reference: Biological Resources) [Policies 4.1 and 4.4]

- Measure 29 The City shall participate in the preparation of a Groundwater Resources Management Plan which addresses the use of groundwater in the Lompoc Valley by all major users. [Policy 4.8]
- Measure 30 The City shall review its Urban Water Management Plan every five years and update it as necessary to ensure the ongoing effectiveness of the City's water conservation efforts and satisfaction of the City's supplemental water needs. [Policies 4.3 and 5.1 - 5.5]
- Measure 31 The City shall amend the Zoning Ordinance to add an environmentally-sensitive resource overlay zone in order to protect environmentally-sensitive resources, including groundwater recharge areas. [Policies 6.1, 6.3]
- Measure 32 The City shall explore development of supplemental and cost-effective water options. [Policy 4.1]
- Measure 33 The City shall amend the Grading and/or Subdivision Ordinance to: minimize soil erosion, water quality degradation, and volume of surface water runoff during and after construction; and to maximize on-site percolation of stormwaters. (Cross References: PF&S-Storm Drainage, Biological Resources, and Flooding) [Policy 4.4]
- Measure 34 The City shall expand its water conservation Public Information Program for commercial businesses to further reduce water demand. [Policies 4.3, 5.3, 5.4, and 5.5]
- Measure 35 The City shall expand its Leak Detection Program to include annual system-wide leak detection surveys in order to improve water delivery efficiency and conserve existing water supplies. [Policy 5.2 and 5.4]
- Measure 36 The City shall explore methods to export salt from the Lompoc groundwater basin in order to improve water quality. [Policy 5.2]
- Measure 37 The City shall provide xeriscape display gardens as part of landscaping at public facilities, and encourage their use throughout the City. (Cross References: Urban Design and PF&S-Public Buildings) [Policy 5.2 and 5.4]

- Measure 38 The City shall evaluate and monitor the effects of the development of different parks and recreation facilities on water quantity and quality as more details about the specific land uses and fertilizer management practices are developed. [Final EIR Water Resources Mitigation Measure 4]
- Measure 39 The City shall periodically review and update its standardized conditions of approval to reduce the construction and operational air quality impacts resulting from discretionary and ministerial projects. [Policy 7.1]
- Measure 40 The City shall institute referral procedures to ensure that applicants for new stationary sources of air pollution are notified of APCD rules and regulations early in the project review process. [Policy 7.2]
- Measure 41 The City shall work with APCD to develop guidelines for assessing and mitigating project-related air quality impacts pursuant to California Environmental Quality Act (CEQA). [Policy 7.3]
- Measure 42 The City shall continue the conversion of city-operated fleet vehicles and equipment to low-emitting fuels. [Policy 8.1]
- Measure 43 Pursuant to Congestion Management Program goals, the City shall amend the Zoning Ordinance to require large commercial, industrial, and institutional developments to provide enhancements for: 1) users of alternative transportation modes; and 2) on-site services to reduce the need for offsite travel by employees. [Policy 8.1 and 8.2]
- Measure 44 The City shall review and if necessary amend the Zoning Ordinance to discourage new drive-through facilities. [Policy 8.2]
- Measure 45 The City shall condition approval of individual development proposals on implementation of the following dust abatement program. The components of a dust abatement program shall include the following dust control measures:
- Sprinkle all construction areas with water (recycled when possible) at least twice a day, during excavation and other ground-preparing operations, to reduce fugitive dust emissions. Wetting could reduce particulate (dust) emissions by up to 50 percent;

Construction sites shall be watered and all equipment cleaned in the morning and evening to reduce particulate and dust emissions;

Cover stockpiles of sand, soil, and similar materials, or surround them with windbreaks. This measure would substantially reduce wind erosion of stockpiled materials during demolition and construction, reducing the potential of the project to contribute to excessive suspended particulate (dust) concentrations when the wind exceeds 10 miles per hour;

Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces or have adequate freeboard to prevent spillage;

Post signs that limit vehicle speeds on unpaved roads and over disturbed soils to 10 miles per hour during construction;

Soil binders shall be spread on construction sites, on unpaved roads, and on parking areas; ground cover shall be reestablished through seeding and watering;

Sweep up dirt and debris spilled onto paved surfaces immediately to reduce resuspension of particulate matter through vehicle movement over those surfaces; and

Require the construction contractor to designate a person or persons to oversee the implementation of a comprehensive dust control program and to increase watering, as necessary. [Final EIR Air Quality Mitigation Measure 1a]

Measure 46

The City shall condition approval of individual projects upon implementation of the following mitigation measures:

Activity management techniques shall be employed by reducing the number of pieces of equipment used simultaneously; increasing the distance between the emission sources, reducing or changing the hours of construction; scheduling activity during off-peak hours (when feasible); and requiring a phased-schedule for construction activities to even out emission peaks. [Final EIR Air Quality Mitigation Measure 2a];

Emissions from construction equipment shall be reduced to the maximum extent feasible by substituting clean-burning fuels for diesel fuel used in these equipment, by ensuring proper maintenance of these equipment, or by installing an engine timing retard in these equipment.[Final EIR Air Quality Mitigation Measure 2b]; and

Require that construction of large projects be timed to avoid significant periods of overlap.[Final EIR Air Quality Mitigation Measure 2c]

Measure 47

The City shall monitor the California Environmental Protection Agency Department of Pesticide Regulation investigations and other studies and shall work with responsible agencies to take necessary steps to reduce the potential for spray drift impacts from application of chemicals in areas adjacent to residences, schools and non-target food crops. [Final EIR Air Quality Mitigation Measure 6]

[Notes: The following policies are implemented through the current City Codes and procedures: Policies 3.6, 3.7, 3.8 4.1, 4.2, 4.3, 4.5, 4.6, 4.8, 5.1, 5.5, 5.2, 5.3, 5.5. 7.2, and 7.6,]



03-JUN-1998

Source: Laurence W. Spanne, 1988

Archeological Sensitivity Zones



High Sensitivity Zone



Low Sensitivity Zone

Note: The High Sensitivity Zone includes all hilltop and ridgeline areas with less than 30 percent slope.



Biologically Significant Areas



Burton Mesa Chaparral



Eucalyptus Windrow



Oak Woodland

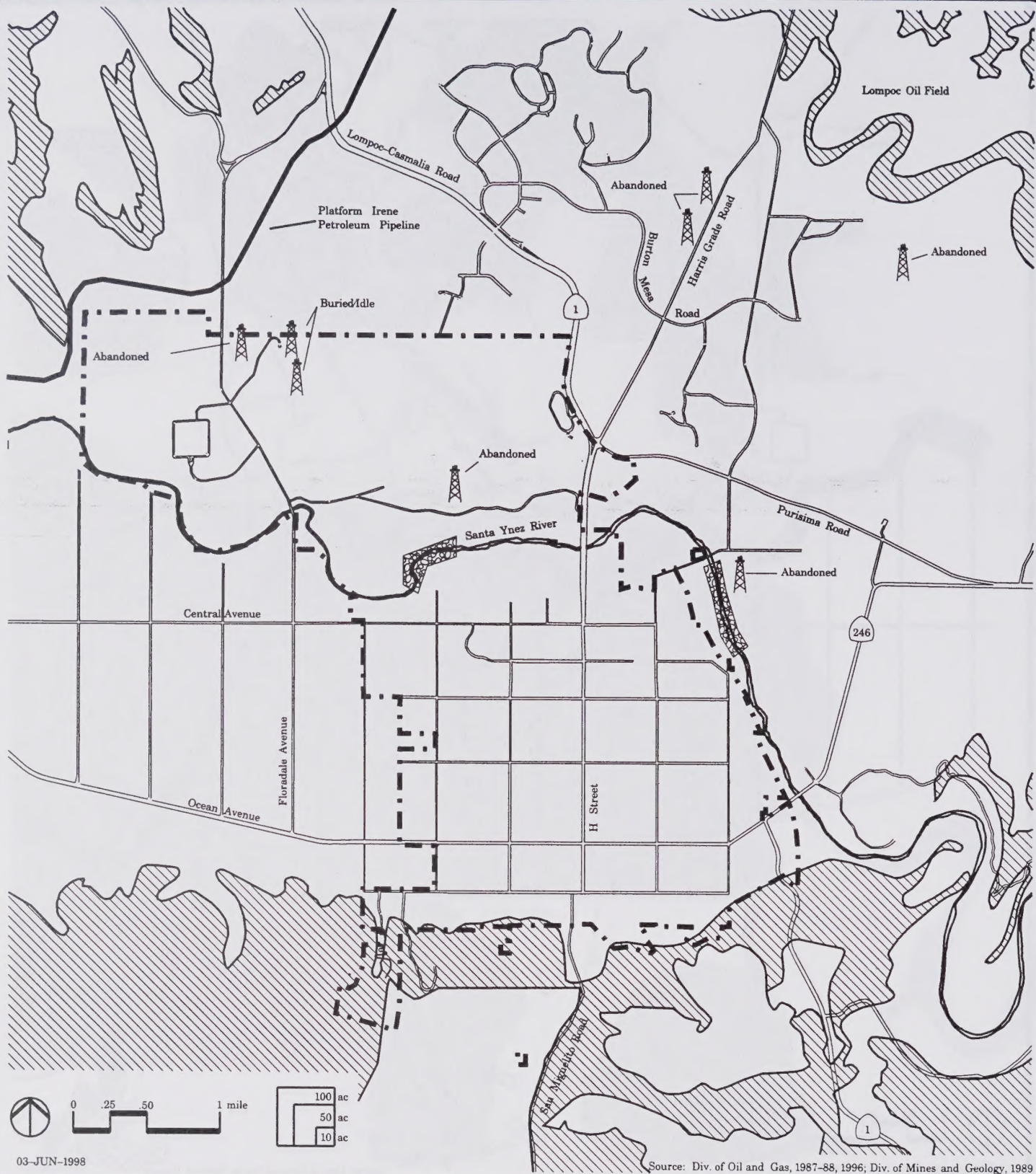


Streams



Riparian Vegetation/
Stream Habitat

Note: VAFB and La Purisima Mission areas were not included in the study.



Mineral Resources



MRZ-1* No Significant Deposits



MRZ-2* Significant Deposits (Diatomite)



MRZ-3* Deposits with
Undetermined Significance

* See Existing Conditions Text for Discussion



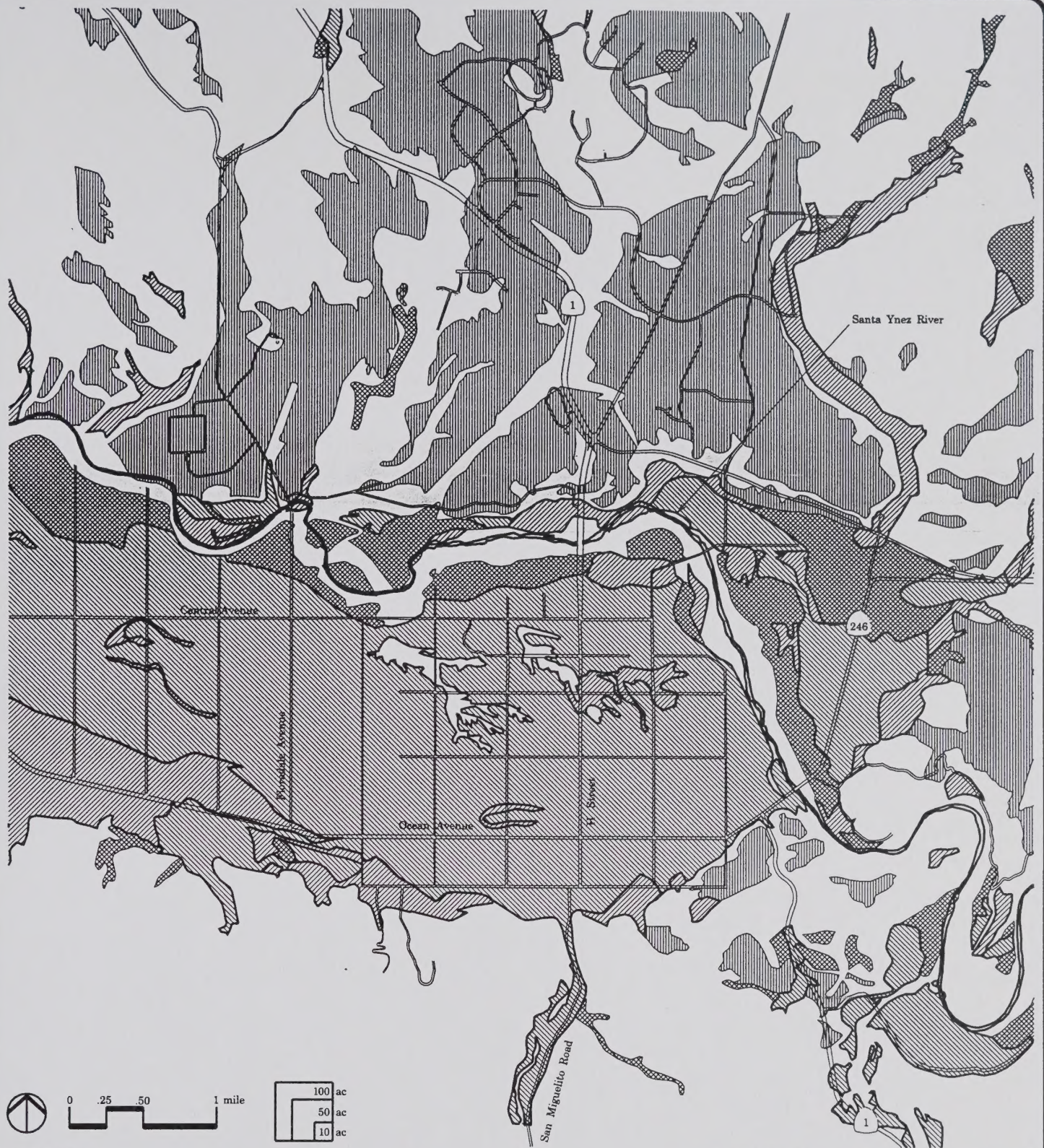
Sand Quarry



Oil Well



City Limit



03-JUN-1998

Source: Adapted from U.S. Department of Agriculture, 1972

Soil Classifications

 Class I

 Class II

 Class III

 Class IV

 Class V - VIII

NOISE

GOALS / POLICIES / MEASURES

GOALS / POLICIES

Authority

The Government Code (Section 65302(f)) (GC) requires the preparation and adoption of "a Noise Element which shall identify and appraise noise problems in the community.... The noise contours shall be used as a guide for establishing a pattern of land uses in the Land Use Element that minimizes the exposure of community residents to excessive noise."

Goal 1 **Minimize the amount of noise to which the community is currently exposed.**

Policy 1.1 The City shall require each land use to maintain noise levels at their property line in compliance with City standards.

Policy 1.2 The City shall place a priority upon control of noise at the noise source.

Policy 1.3 The City shall periodically update the Noise Ordinance to minimize noise exposure within the City. The Noise Ordinance update and acoustical studies shall use the Community Noise Equivalent Level (CNEL) methodology for quantification of noise exposure.

Policy 1.4 The City shall encourage Vandenberg AFB to utilize flight patterns which are the least disturbing to residential areas of the City.

Policy 1.5 The City shall coordinate with Federal, State, and local agencies to minimize noise exposure within the City.

Policy 1.6 The City shall use noise reduction as one criterion in equipment purchasing policies.

Goal 2 **Minimize noise problems created by future development.**

Policy 2.1 The City shall use the noise standards presented in table entitled "Interior and Exterior Noise Standards" in determining land use designations and maximum noise levels allowable for new developments.

Interior and Exterior Noise Standards

LAND USE CATEGORIES		CNEL	
CATEGORIES	USES	INTERIOR ¹	EXTERIOR ²
Residential	Single Family, Duplex, Multiple Family, Mobile Home	45 ³	60 ⁴
Commercial & Industrial	Retail, Restaurant	55	65
	Motel	45	60 ⁴
	Professional Offices, Movie Theater, Auditorium	45	65
	Manufacturing, Utilities, Warehousing, Agriculture	65	75
Community Facility	Hospital, School, Nursing Home, Church, Library, Civic Offices, Parks	45	65
Open Space	Passive Outdoor Recreation	--	60 ⁴

Notes

1. Interior areas exclude bathrooms, closets, and corridors.
2. Exterior areas are limited to the following:
Private yards or patios of residential uses;
Restaurant patios;
Motel recreation areas;
Office, theater, or hospital patios or assembly areas;
School playgrounds;
Nursing home, library, or civic office assembly areas; and
Park picnic areas.
3. If achievement of the interior noise standards requires that windows and doors remain closed, air conditioning or mechanical ventilation is required.
4. In areas affected by aircraft noise, the standard is 65 CNEL with the stipulation that the noise level exclusive of the aircraft-generated noise cannot exceed 60 CNEL.

Application of Standards

In situations of overlapping Noise Standards, the quieter standard shall apply unless it can be found that the circumstances of the project allow for a less conservative interpretation based on the specific type of use, the benefits of the project, and the ability to mitigate the noise impacts.

Noise levels may not exceed 75 CNEL at any noise sensitive land uses.

- Policy 2.2 The City shall require acoustical studies for new development projects in areas where noise levels are anticipated by the City to be within five CNEL of the noise standard or greater than the noise standard for the proposed land use(s) under existing or future conditions. Noise attenuation features recommended by acoustical studies shall be incorporated into the project.
- Policy 2.3 The City shall minimize noise exposure in the vicinity of the Lompoc Airport by maintaining consistency with the *Santa Barbara County Airport Land Use Plan*, as amended.

IMPLEMENTATION MEASURES

- Measure 1 The City shall amend the Noise Ordinance to include the following provisions:

Establish noise limits which cannot be exceeded at the property line; [Policies 1.1 and 1.2]

Require an acoustical study to demonstrate compliance with Noise Standards prior to approval of: new commercial or industrial projects near existing residential areas and new residential developments within the 60 CNEL contour of existing stationary noise sources; [Policy 2.1]

Require development projects in areas having noise levels which exceed the Noise Standards for the proposed land use to add noise attenuation measures during the development review process to meet the Noise Standards. These attenuation measures may include: landscaped-sound buffers, berms, setbacks or open space, building design or orientation, prohibiting window openings, door openings, or bedrooms on the sides of residential units facing noise sources which exceed the Noise Standards, enhanced wall or roof insulation, placement of air conditioning units in locations which minimize noise exposure, or other measures; [Policy 2.2]

Require noise insulation of multi-family units constructed within the 60 dBA CNEL contour; [Policy 2.2]

Add provisions which restrict noise from landscape maintenance devices, auto alarms, stationary sources, and the hours of operation of noise sources. Expand provisions restricting radios in parks and other non-residential areas; and [Policies 1.2 and 1.3]

Establish guidelines for conducting acoustical studies, monitoring noise sources, and providing noise attenuation. [Policy 2.3]

Measure 2 The City should investigate noise impacts from stationary sources in response to noise complaints and then enforce existing noise standards if City noise standards are being exceeded. [Policies 1.4 and 1.6]

Measure 3 The City shall amend the projected noise contours for the Lompoc Airport as more current information becomes available. [Policy 2.4]

Measure 4 The City shall amend the noise ordinance to include these measures:

For construction near sensitive receptors, require that noisy construction activities be scheduled for periods, such as between 8 a.m. and 6 p.m. on weekdays and 9 a.m. to 6 p.m. on Saturday, when loud noises would have the least impact on adjacent residents or other sensitive receptors; [Final EIR Noise Mitigation Measure 1a]

Develop a construction schedule that minimizes potential cumulative construction noise impacts and accommodates particularly noise-sensitive periods for nearby land uses (e.g., for schools, churches, etc); [Final EIR Noise Mitigation Measure 1b]

Where feasible, require use of caissons instead of driven piles to reduce the intensity level and duration of noise impacts; [Final EIR Noise Mitigation Measure 1c]

Where feasible, construct temporary, solid noise barriers between source and sensitive receptor(s) to reduce off-site propagation of construction noise. This measure could reduce construction noise by up to five decibels; and [Final EIR Noise Mitigation Measure 1d]

Require internal combustion engines used for construction purposes to be equipped with a properly operating muffler of a type recommended by the manufacturer. Also, require impact tools to be shielded per manufacturer's specifications. [Final EIR Noise Mitigation Measure 1e]

Measure 5 The ultimate noise contours at the design capacity of existing and proposed roadways shall be used for preliminary planning purposes and refined when detailed site-specific acoustic reports are prepared for new developments. Until that time, the following table shall serve as a general planning guide to determine the potential "worst case" future noise levels and shall be used to determine required setback distances. [Final EIR Noise Mitigation Measure 2]

DESIGN NOISE LEVELS ADJACENT TO PLANNED ROADWAYS						
Roadway Classification	Lanea Geometrics	Designb Capacity	CNELc @ 100 feet	Distance to Contours (Ft.)d		
				70dBA	65dBA	60dBA
Expressway	4D	30,000	67.0	66	134	285
Major Arterial	4D	30,000	64.3	47	90	189
Minor Arterial	4U	20,000	62.5	R/W	69	146
Minor Arterial	2D	12,500	59.1	R/W	42	87
Minor Arterial \ Collector	2U	10,000	58.1	R/W	35	75

- a. D=Divided U=Undivided.
- b. The ultimate daily design capacity shown in terms of vehicles per day.
- c. CNEL values are at 100 feet from all roadway centerlines (see Appendix F for assumptions).
- d. All distances are measured from the centerline. R/W means that the CNEL contour falls within the right-of-way.

[Notes: The following policies are implemented through the current City Codes and procedures: Policies 1.4, 1.5, 1.7 and 2.3.]

SAFETY

GOALS / POLICIES / MEASURES

GOALS AND POLICIES

Authority

Government Code Section 65302(g) states that the general plan shall provide for the protection of the community from unreasonable risks. The *Safety Element*, by addressing the issues of hazardous materials, flooding, emergency preparedness, wildland fires, and seismic/soils acts to satisfy this requirement. The general plan may also address any other elements or address other subjects which, in the judgement of the legislative body, relate to the physical development of the city (GC Section 65303).

Government Code (Section 65302(a)) mandates that the General Plan "shall identify areas covered by the plan which are subject to flooding." Other sections of the Government Code require discussion of the unreasonable risks associated with dam failures and flooding (Section 665302(g)), require discussion of open space areas needed for safety due to hazardous conditions such as flood plains (Section 65560), and suggest discussion of flood control (Section 65302(d)).

With respect to preparing for wildland fires the Government Code (Section 65302 (g)) states that: the general plan shall include the following elements: "A safety element for the protection of the community from any unreasonable risks associated with the effects of...wildland...fires. It shall also address evacuation routes, peakload water supply requirements, and minimum road widths and clearances around structures, as those items relate to identified fire...hazards." Later sections of the Government Code require discussion of open space areas required for safety purposes due to hazardous conditions, such as high fire risks (Section 65560).

The Government Code also states (Section 65302(g)) that the general plan shall include "A safety element for the protection of the community from any unreasonable risks associated with the effects of seismically-induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides; subsidence, liquefaction,... and other geologic hazards known to the legislative body... The safety element shall include mapping of known seismic and other geologic hazards. It shall also address evacuation routes, peakload water supply requirements, and minimum road widths and clearances around structures, as those items relate to identified geologic hazards."

- Goal 1** **Prevent injury, death, social, and economic disruption resulting from an extraordinary emergency.**
- Policy 1.1 The City shall increase public awareness of emergency preparedness.
- Policy 1.2 The City shall continue to improve response by City departments, public utilities, media, volunteer organizations, businesses, and the medical community during emergency conditions.
- Policy 1.3 The City shall strive to ensure that all critical facilities remain operational during and after a disaster (e.g. earthquake, flood).
- Policy 1.4 The City shall avoid placement of critical facilities in hazardous areas as identified on the hazard maps:
- Floodway or Floodway Fringe (Flood Hazard Areas map);
- Slope or Liquefaction Hazard Areas (Geologic and Soils Hazard Areas map); and
- High or Moderate Wildland Fire Areas (Wildland Fire Hazard Areas map).
- Goal 2** **Protect the community from loss of life and property resulting from flooding while maintaining protection of natural resources located in flood hazard areas.**
- Policy 2.1 The City shall designate floodways, as shown on the **Flood Hazard Areas Map**, for open space land uses. Developments which impair the ability of the floodway to convey floods shall be prohibited.
- Policy 2.2 The City may permit development within the floodway fringe provided that: building setback requirements from the Santa Ynez River and other streams are met and finished floor elevations are at least one foot above the 100-year flood elevations.
- Policy 2.3 The City shall ensure that all new developments will not compound the potential for flooding.
- Policy 2.4 The City shall continue to coordinate with the Santa Barbara County Flood Control and Water Conservation District in mitigating flooding impacts resulting from new developments and the Federal Emergency Management Agency and USDA Soil Conservation Service in flood protection activities.

- Policy 2.5 The City shall continue programs to increase public awareness of flooding hazards and procedures to minimize injury and property damage before, during, and after a flooding event.
- Policy 2.6 The City shall preclude new developments from compounding the potential for flooding.
- Goal 3 Ensure adequate fire protection in wildland fire hazard areas while maintaining protection of biologically sensitive habitats.**
- Policy 3.1 The City shall use the **Wildland Fire Hazard** map in determining the suitability and design of development in wildland fire hazard areas.
- Policy 3.2 The City shall work with governmental agencies, landowners, and the public to minimize wildland fire risks by managing fuel and vegetation in wildland fire hazard areas, while protecting biologically sensitive habitats.
- Policy 3.3 The City shall restrict activities in wildland fire hazard areas which increase the danger of wildland fires.
- Goal 4 Minimize risks associated with seismic activity.**
- Policy 4.1 The City shall not permit placement of critical facilities as identified in the *Emergency Preparedness Element* in areas prone to slope instability or liquefaction during an earthquake.
- Policy 4.2 The City shall continue to identify all existing seismically vulnerable buildings and require that they be reinforced to minimize risk of personal injury during an earthquake.
- Policy 4.3 The City shall ensure that all new development is constructed in accordance with current seismic safety design standards.
- Policy 4.4 The City shall continue programs to increase public awareness of: seismic hazards and procedures to minimize injury and property damage before, during, and after an earthquake.
- Goal 5 Minimize injury and property damage resulting from landslides and mass earth movements.**
- Policy 5.1 The City may permit development on hillsides only where it can be demonstrated that geologic conditions are sound for construction purposes.

- Goal 6** **Protect the community through the safe and efficient production, use, storage, dispensing, use, handling, transport, and disposal of hazardous materials.**
- Policy 6.1 The City shall promote waste minimization, recycling, and safe management of hazardous wastes.
- Policy 6.2 The City shall encourage the safe and economical use, collection, storage, treatment, and disposal of hazardous materials generated by businesses and households.
- Policy 6.3 The City shall site hazardous materials facilities in areas that ensure the protection of public health, safety, and the environment.
- Policy 6.4 The City shall ensure that adequate protection of public health and safety is provided to new developments which are located in the vicinity of existing hazardous materials facilities.
- Policy 6.5 Open space buffers shall be provided between hazardous materials routes and residential areas.
- Policy 6.6 The use, storage, and handling of hazardous materials by businesses and industries within the project area is done in compliance with applicable City policies as well as any State and local laws, guidelines, and regulations. [Final EIR Hazardous Materials Mitigation Measure 3a]
- Policy 6.7 Residents within one quarter mile of new hazardous materials handling facilities shall be notified immediately by the City emergency response organizations of any accidental occurrences such as spills, leakages, or eruptions which may affect the health, safety and welfare of the public. [Final EIR Hazardous Materials Mitigation Measure 3b]

IMPLEMENTATION MEASURES

- Measure 1 The City shall establish an emergency warning system. [Policy 1.2]
- Measure 2 The City shall improve its communication network with operators of hazardous facilities which have the potential for injury to local residents (e.g. PG&E, Unocal, Southern California Gas Company, Southern Pacific Railroad). [Policy 1.2]

- Measure 3 The City shall establish emergency response plans for protection of municipal resources (i.e. procedures for off-site storage of duplicate vital records, protection of computers and other electronic equipment from electrical surges) [Policy 1.2]
- Measure 4 The City shall establish a program allowing citizens with life-support equipment or other disabilities to register with the City or volunteer organizations to allow prompt attention during emergency conditions. [Policy 1.2]
- Measure 5 The City shall amend the Zoning Ordinance to require all publicly-owned critical facilities (Attachment A) to provide and maintain emergency electrical generating capability. [Policy 1.3]
- Measure 6 The City shall amend the Zoning Ordinance to incorporate specific standards for siting, designing, and reviewing critical facilities. [Policy 1.4]
- Measure 7 For event-specific risks brought to the City's attention, the City shall develop event-specific plans, procedures, or programs to manage the risk and maximize public safety.
- Measure 8 The City shall update the Multi-Hazard Functional Plan as necessary to reflect new information which affects the safety of Lompoc residents.
- Measure 9 The City shall amend the Zoning Map to show all floodway areas, as identified on the Hazard Management Map, for "Open Space" or zones which are compatible with floodway hazards. [Policies 2.1, and 2.2]
- Measure 10 The City shall amend the Flood Plain Management Ordinance in order: 1) to maintain consistency with revisions of Federal and state requirements; 2) to establish a regulatory floodway; 3) to regulate grading and filling activities which diminish the carrying capacity of the floodway fringe; and 4) to establish building setbacks from the Santa Ynez River and other watercourses. [Policies 2.1, 2.2, and 2.3]
- Measure 11 The City shall amend the Zoning Ordinance and Resolutions Numbers 2399(74) and 2418(74) to reflect the current roles and responsibilities of the Planning Commission and City departments in maintaining flood hazard information, reviewing development plans, and submitting periodic reports on flood plain management measures. [Policies 2.3 and 1.2]

- Measure 12 The City shall acquire flood control and conservation easements along watercourses; either through dedication at the time of development or purchase, subject to the availability of funds. [Policy 2.3]
- Measure 13 The City shall amend the Zoning Ordinance to restrict densities in wildland fire risk areas and to establish standards for development. [Policy 3.1]
- Measure 14 The City shall amend the Zoning Ordinance to establish minimum distance between buildings in wildland fire risk areas to be not less than 60 feet, unless the following conditions are met: 1) properly built access roads; 2) availability of an adequate water supply; 3) the use of materials and construction which is of greater fire resistance than standard requirements; 4) strict adherence to clearance requirements; and 5) construction and maintenance of fuel breaks. Such reduction in minimum spacing requirements may be cumulative but may not be less than otherwise specified in the Zoning Ordinance. [Policy 3.1]
- Measure 15 The City shall amend the Lompoc City Code to set more restrictive construction requirements for residences and structures in wildland fire hazard areas. The amendments should be worded to exempt existing buildings or structures from the above provisions when alterations, repairs, or replacements are made which amount to less than 120 square feet. [Policy 3.1]
- Measure 16 The City shall amend the Fire Protection Ordinance to allow the Fire Chief to require developments located in areas beyond the five minute response time to meet more stringent construction code requirements to provide necessary fire protection. [Policy 3.1]
- Measure 17 The City shall amend the Subdivision Ordinance to establish maximum lengths of dead-end roads. The maximum lengths shall not exceed 350 feet for parcels containing less than 0.5 acre; 800 feet for parcels containing 0.5 acre to 0.9 acre; 1,320 feet for parcels containing 1.0 acre to 4.9 acres; and 2,940 feet for parcels containing 5.0 to 19.9 acres. [Policy 3.1]
- Measure 18 The City shall amend the Zoning Ordinance to require fuel breaks, maintained by the property owners, around developments in wildland fire hazard areas. Mosaic fuel breaks may be as narrow as one hundred feet if additional fire-resistive infrastructure and construction measures are provided. [Policies 3.1 and 3.2]

- Measure 19 The City shall amend the Fire Protection Ordinance to require the following in wildland fire hazard areas: property owners shall maintain proper vegetation clearances around their structures (per Public Resources Code Section 4291), and homeowner associations shall maintain fuel breaks associated with their respective developments. [Policies 3.1 and 3.2]
- Measure 20 The City shall require and review landscape plans for all projects in wildland fire hazard areas for consistency with fire-resistant and drought-tolerant landscaping concepts. The Fire Department and/or Urban Forester shall provide public information brochures on fire-resistant landscaping. [Policies 3.1 and 3.2]
- Measure 21 The City shall coordinate with Santa Barbara County in wildland fire protection and planning activities. [Policies 3.1 and 3.2]
- Measure 22 The City shall inventory all critical facilities and develop a schedule and procedures for strengthening any City-regulated critical facilities found to be below current seismic safety standards. The City shall notify operators of non City-regulated critical facilities to verify compliance with adequate seismic safety standards. If the City determines that City-owned facilities need seismic retrofitting, the City shall investigate applying for funding under the Earthquake Safety and Public Buildings Rehabilitation Bond Act of 1990. [Policy 1.2]
- Measure 23 The City shall amend the Zoning Ordinance to incorporate specific standards for siting, designing, and reviewing critical facilities. These standards shall address issues such as: requiring detailed site studies for ground shaking characteristics and liquefaction potential prior to the development of critical facilities, restricting critical facilities from being located in the area of potential liquefaction, and ensuring access to and functioning of critical facilities following an earthquake. [Policy 4.1]

Measure 24 The City shall require the following in the slope hazard areas as delineated on the **Geologic and Soils Hazards map**:

As a part of the environmental review process, preliminary engineering geologic report shall be prepared under City direction which includes recommendations for remedial measures to ensure the stability of natural and manufactured slopes within the area affected by the development. The report shall be prepared by a Certified Engineering Geologist, licensed in the State of California;

Prior to the approval of construction permits, the applicant shall submit a final engineering geologic report of the graded site addressing the stability of natural and manufactured slopes based on conditions as actually encountered during grading. The report shall be prepared by a Certified Engineering Geologist, licensed in the State of California, and shall include an as-graded geologic map; and

The City shall require the following for areas with 20% slopes or greater:

Stability of slopes shall be addressed by a Registered Soils Engineer as a part of the routine soils investigations required by the City. [Policies 4.4 and 5.1]

Measure 25 The City shall require the liquefaction potential to be evaluated by a Registered Soils Engineer for all developments within the liquefaction hazard areas as shown on the **Geologic & Soils Hazards map**. [Policy 4.4]

Measure 26 The City shall require the liquefaction potential to be evaluated by a Registered Soils Engineer for all critical facilities and major structures (reinforced concrete or steel frame, two-stories or more in height) located on the floor of the Lompoc Valley. [Policies 4.1 and 4.4]

Measure 27 The City shall require that all existing critical facilities, except those regulated for safety purposes by Federal or state agencies, are strengthened to assure they remain operational during and after a disaster (e.g. earthquake, flood). [Policy 1.2]

- Measure 28 The City shall amend the Zoning Ordinance to require developers proposing structures on or adjacent to steep slopes to: 1) Develop and implement hillside drainage plans to reduce the risk of further movement by existing landslides; 2) Site new structures away from steep hillsides and the toes of existing landslide surfaces, reducing the potential for damage from landslide movement or burial; and 3) Perform site-specific slope stability investigations and analyses by a Registered Geotechnical Engineer. [Final EIR Seismic/Soils Mitigation Measure 2a]
- Measure 29 The City shall amend the Zoning Ordinance to regulate the use and storage of hazardous materials or wastes in association with home occupation use permits. [Policy 6.2]
- Measure 30 The City shall amend the Zoning and Subdivision Ordinances to be consistent with the County *Hazardous Waste Management Plan*, (HWMP) as amended. This may include establishing siting criteria, a hazardous waste facility and residuals repository overlay designation, conditional use permit classifications, application requirements, project review requirements, and standards for assessing the suitability of a particular project, site, and access routes. [Policies 6.2, 6.4, and 6.5]
- Measure 31 The City shall participate with the County of Santa Barbara in the preparation of guidelines to identify and implement risk management strategies for the transportation of hazardous materials within the County. [Policy 6.2]
- Measure 32 The City shall amend the Zoning Map to designate Open Space buffer areas for safety purposes, if necessary, along routes of pipelines carrying hazardous materials.
- Measure 33 The City shall provide information to the public about proper disposal of household hazardous wastes and use of non-hazardous alternatives to minimize public exposure and enhance public safety. [Policies 6.1 and 6.2]
- Measure 34 Hazardous materials transportation routes shall be identified on the Circulation Element Truck Route Map.

Measure 35 At every potentially contaminated location to be developed within the City, the project applicant shall have the site inspected by a Registered Environmental Assessor (i.e. a professional environmental scientist or engineer registered as an REA in California) for the presence of hazardous materials and wastes.

The investigations shall take the form of environmental audits, and shall include, at minimum, site inspections for hazardous materials, examination of historic records, and reviews of public agency records. Reports detailing the results of the inspections shall be submitted to the City for review. The report preparer shall either certify that the site is free of hazards or recommend preparation of a site mitigation plan.

The City shall make certain that inspection reports are on file prior to project approval and prior to any excavation or construction. Acceptance of the site inspection report shall allow the proposed development to proceed to the permitting stage. All activities under this measure shall be performed in conformance with the policies and procedures presented in the *Santa Barbara County Hazardous Waste Management Plan*. [Final EIR Hazardous Materials Mitigation Measure 1a]

Measure 36 In the event that the site inspections of Measure 35 locate chemical contamination, underground storage tanks, abandoned drums, or other hazardous materials or wastes at a parcel, the inspection report preparer shall so notify the City and other agencies, as applicable, potentially including the state Department of Toxic Substances Control, the Regional Water Quality Control Board, and/or the County Health Services Department. The City would also notify the proper agencies, as required by law. Under the direction of the appropriate agencies, a site remediation plan shall be prepared by the project applicant, in accordance with applicable regulations.

The plan would (1) specify measures to be taken to protect workers and the public from exposure to potential site hazards and (2) certify that the proposed remediation measures would clean up the wastes, dispose the wastes, and protect public health in accordance with federal, State, and local requirements. Permitting or work in the areas of potential hazard shall not proceed until the site remediation plan is on file with the City.

If a parcel is found to be contaminated to a level that prohibits the proposed use, the potential for reduction of the hazard shall be evaluated. Site remediation is theoretically capable of removing hazards to levels

sufficiently low to allow any use at the site. In practice, both the technical feasibility of the remediation and its cost (financial feasibility) shall be evaluated in order to determine the overall feasibility of locating a specific use on a specific site. In some cases, it may be found that a site may be appropriate for any use; in other cases, as site may require restriction to industrial use or a use that involves complete paving and covering of the parcel.

In accordance with OSHA requirements, any activity performed at a contaminated site shall be preceded by preparation of a separate site health and safety plan (prepared by the project applicant and filed with the City) for the protection of workers and the public. All reports, plans, and other documentation shall be added to the administrative record. All activities under this mitigation shall be done in conformance with policies and procedures presented in *Santa Barbara County Hazardous Waste Management Plan*. [Final EIR Hazardous Materials Mitigation Measure 1b]

Measure 37 The City shall amend the Zoning Ordinance to require buffer areas utilizing protective measures such as berms shall be provided for future development along Purisima Road. Also, for each specific project that would generate hazardous waste, the City shall require as a condition of building permit and/or business license approval that the project sponsor prepare a hazardous material transportation program. The transportation program shall identify the location of the new facility or use and designate either (1) specific routes to be used for transport of hazardous materials and wastes to and from the facility, or (2) specific routes to be avoided during transport of hazardous materials and wastes to and from the facility. Routes would be selected to minimize proximity to sensitive receptors to the greatest practical degree. Passage through residential neighborhoods shall be minimized, and parking of waste haulers on residential streets shall be prohibited. The City shall review and approve the applicant's hazardous material transportation program or, working with the applicant, modify it to the satisfaction of both parties. [Final EIR Hazardous Materials Mitigation Measure 5]

[Notes: The following policies are implemented through current City Codes and procedures: Policies 1.1, 1.2, 1.3, 1.4, 3.2, 4.5 6.1, and 6.2]

Critical Facilities and Infrastructure

Publicly-Owned Facilities

Location

Public Safety Facilities

Police Station	107 Civic Center Plaza
Fire Station No. 1	115 South G Street
Fire Station No. 2	1100 North D Street

High Occupancy Facilities

Lompoc District Hospital	508 East Hickory Avenue
Lompoc Convalescent Home	216 North Third Street

Schools¹

Arthur Hapgood Elementary	324 South A Street
Clarence Ruth Elementary	501 North W Street
La Canada Elementary	620 West North Avenue
La Honda Elementary	1213 North A Street
Leonora Fillmore Elementary	1211 East Pine Avenue
Miguelito Elementary	1600 West Olive Avenue
Lompoc Middle School	203 South L Street
Lompoc High School	515 West College Avenue
El Camino School	320 North H Street

Medical Facilities

Lompoc District Hospital	508 East Hickory Avenue
Lompoc Medi Center	1307 North H Street
SB County Health Care Services	301 North R Street

Assembly Facilities²

Lompoc Library	501 East North Avenue
Lompoc Civic Auditorium	203 South L Street
Lompoc City Hall	100 Civic Center Plaza
Veterans Memorial Building	100 East Locust Avenue

Utilities\Communication Facilities

Wastewater Treatment Plant	2501 West Central Avenue
Water Treatment Plant	501 East North Avenue
Lompoc City Corporate Yard	1300 West Laurel Avenue
City Electrical Receiving Station	1100 North D Street
PG & E Substation	315 East Chestnut Street
PG & E Substation (Proposed)	1701 Industrial Way
GTE	205 West Pine Avenue
Comcast Cable	700 North H Street

Transportation Facilities

Lompoc City Airport	1801 North H Street
Lompoc City Bus Yard	1300 West Laurel Avenue
Highway 1 Bridge	1600 North H Street
Highway 246 Bridge	2000 East Ocean Avenue

Critical Facilities and Infrastructure (Continued)

Detention Facilities

United States Penitentiary	3901 Klein Boulevard
Federal Correctional Institution	3600 Guard Road
Lompoc City Jail	107 Civic Center Plaza

Privately-Owned Facilities

Location

High Occupancy Facilities

Franciscan Manor	1420 West North Avenue
------------------	------------------------

Schools¹

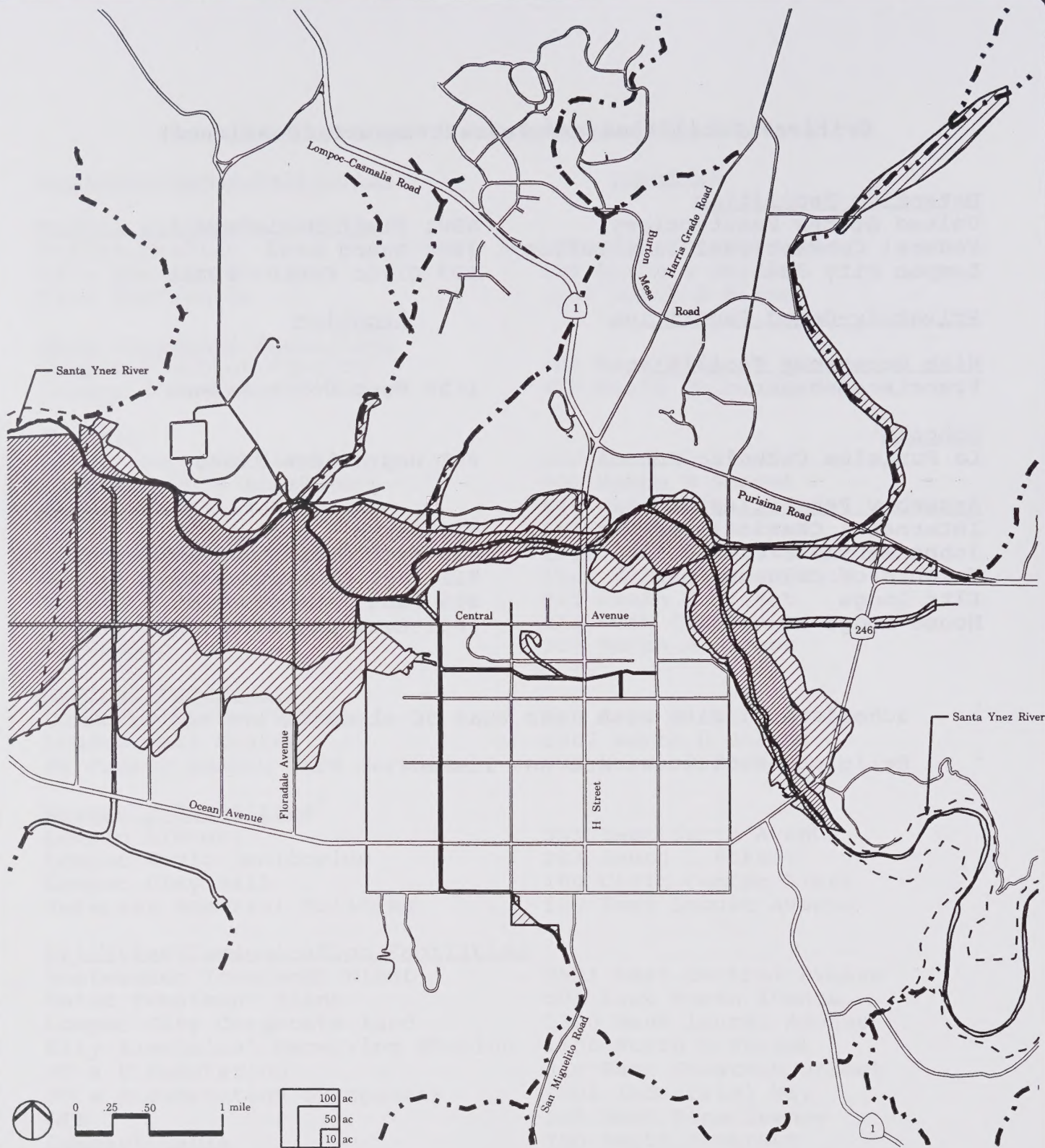
La Purisima Catholic School	219 West Olive Avenue
-----------------------------	-----------------------

Assembly Facilities²

Internat'l Chemical Workers Hall	514 South I Street
Johns Manville Club	415 East Chestnut Avenue
Knights of Columbus Hall	532 East Chestnut Avenue
Elks Lodge	905 East Ocean Avenue
Moose Lodge No. 1036	1601 East Laurel Avenue

¹ School facilities with less than 50 students are not listed.

² Religious facilities are not listed.



03-JUN-1998

Source: FEMA, 1983b and 1988b

Flood Hazard Areas



Floodway Fringe

Floodway

----- 100 Year Flood Plain

- . - . - . Creeks



04-JUN-1998

Source: The Morro Group, 1987

Geologic and Soils Hazards



Slope Hazard Area



Alluvial Soil/Horizontal Bedded Area



Liquefaction Hazard Area



Wildland Fire Hazard Areas



High Hazard



Low Hazard



Moderate Hazard

SOCIO-ECONOMICS APPENDIX

1.0 INTRODUCTION

Local government's role in community development is heavily influenced by existing and projected demographic and economic conditions. The information within this appendix is provided to support policies and assumptions within the General Plan which relate to future City infrastructure and resource needs within the Study Area.

Socio-economic information is provided by Federal, state, and local agencies. At the Federal level, the Department of Commerce, Bureau of the Census is responsible for conducting a decennial census of population and housing. Census data is available for the Lompoc Valley Census County Division, which is the Lompoc Valley (including Vandenberg AFB) and rural areas extending from the Hollister Ranch on the east to Highway 135 on the north. Census County Divisions (CCDs) are subdivided into cities and Census Designated Places (CDPs). Within the Lompoc Valley CCD, these include the City of Lompoc and the Mission Hills CDP, Vandenberg Village CDP, and Vandenberg AFB CDP. Further refinements are provided by Census Tracts. The City is divided into nine tracts, which are further broken into block groups and blocks. Most socio-economic data used in the general plan is aggregated at either the CCD level, which is co-terminus with the Lompoc Valley Housing Market Area designated by SBCAG; or the City level and the unincorporated area of the Lompoc Valley (which is the remainder of the Lompoc Valley CCD).

State agencies which provide socio-economic information include the State Department of Finance and the State Employment Development Department. The State Department of Finance's (DOF) Demographic Research Unit is responsible for the distribution of information from the US Census to local agencies. DOF also prepares annual population estimates for the City based on annual housing construction and school enrollment information from the City.

The State Employment Development Department (EDD) oversees the dissemination of statewide employment information. It monitors employment levels on a monthly basis and estimates unemployment for each county.

At the local level, the Santa Barbara County Association of Governments (SBCAG) has been designated by DOF to serve as the affiliate census center for Santa Barbara County. As such, SBCAG serves as the conduit for government and public access to census data at the local level. SBCAG also periodically prepares regional growth forecasts of population, housing, and employment (e.g. *Forecast 94*) and disseminates this information to local agencies.

2.0 DESCRIPTION OF EXISTING CONDITIONS

2.1 Demographic Trends and Projections

Population Trends and Projections

City Population Trends

Lompoc was primarily an agricultural community from its incorporation in 1888 up until the establishment of Camp Cooke as an army training base during World War II. The conversion of Camp Cooke to Vandenberg Air Force Base (VAFB) in 1958 and its establishment as a missile base led to a building boom and rapid population increases during the late 1950s and early 1960's (see **Table 1**). The effects of military programs at VAFB continued in the late 1970s through the mid 1980s with the Space Shuttle and the M-X Missile testing program providing the impetus for continued population growth.¹ During the late 1980s, employment growth generated by oil exploration projects and research and development companies in the Santa Barbara-Goleta area coupled with lower housing costs in Lompoc, spurred population growth. During the early 1990s, employment reductions within the South Coast of the county have slowed population growth within Lompoc.

A significant subset of the City's total population is its prison population which comprises the largest group quarter population in the City and one of the largest in the County.² The City's recent prison and non-prison population trends are provided in **Table 2**. Three federal prison facilities are located within the City. They include the Federal Correction Institution (FCI), the United States Penitentiary (USP), and Federal Prison Camp. Although these facilities are located within the City, they are relatively self-sufficient. That is, they do not rely on the City for many municipal services which are provided to the non-prison population (e.g. fire, police, water, wastewater, and solid waste collection). The prison population includes inmates as well as some employees and employee family members who reside at these facilities. As of 1995, the prison population comprised approximately seven percent of the total City population and has remained relatively constant (as a proportion of the total City population) since 1980.

Table 1
City of Lompoc Population Trends
1890 - 1995

Year	Total Population	Annual Growth Rate
1890	1,015	---
1900	972	-0.43
1910	1,482	4.31
1920	1,876	2.39
1930	2,845	4.25
1940	3,379	1.74
1950	5,520	5.03
1960	14,415	10.07
1965	24,102	10.83
1970	25,284	0.96
1975	24,237	-0.84
1980	26,267	1.62
1985	29,103	2.07
1990	37,649	5.28
1995	41,100	1.77

Source: US Census and State Department of Finance.

Table 2
Prison and Non-Prison Population Trends
1980 - 1995

	1980	1985	1990	1995
Total City Population	26,267	29,103	37,649	41,100
Non-Prison Population	25,003 (94%)	27,361 (94%)	35,162 (93%)	38,114 (93%)
Prison Population ³	1,601 (6%)	1,742 (6%)	2,487 (7%)	2,986 (7%)

Source: U.S. Census for 1980 and 1990 and the State Department of Finance, Demographic Research Unit for 1985 and 1995.

Regional Population Trends

Table 3 compares the City's growth with the growth of the Lompoc Valley and the County. The majority of Lompoc Valley residents live within the City and the proportion of Lompoc Valley residents living within City limits has increased by approximately 13 percent since 1960. This table also shows that the City of Lompoc has historically made up approximately eight to ten percent of the total county population and that the number of county residents living in the City of Lompoc has proportionally increased since 1985.

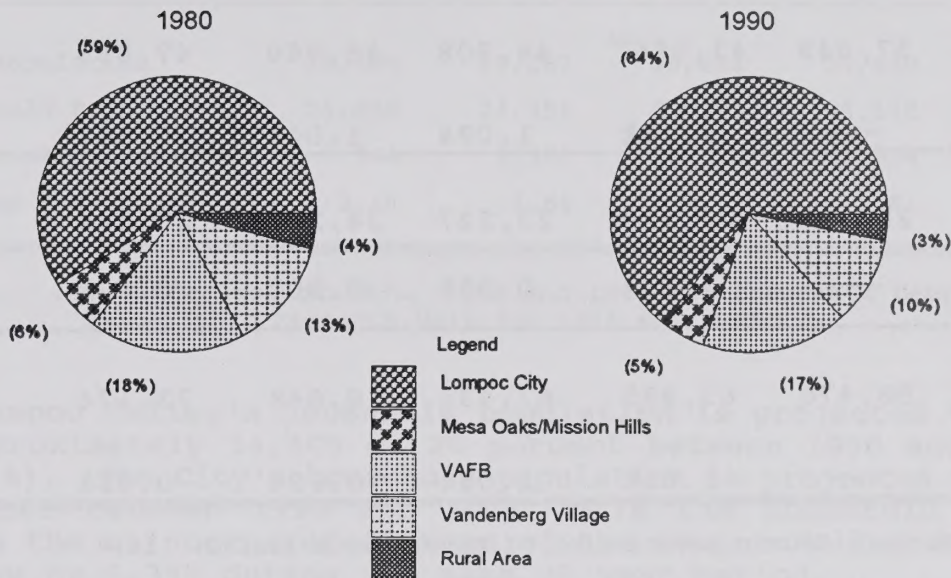
Table 3
City and Regional Population Trends
1960 - 1990

Year	Lompoc City	Lompoc Uninc.	Lompoc Valley Total	Lompoc City as % of Lompoc Valley	S.B. County	Lompoc City as % of S.B. County
1960	14,415	13,819	28,234	51.0%	168,962	8.5%
1970	25,284	22,445	47,729	52.9%	264,324	9.6%
1975	24,237	19,650	43,887	55.2%	280,600	8.6%
1980	26,267	18,471	44,738	58.5%	298,694	8.8%
1985	29,103	20,597	49,700	58.6%	332,720	8.7%
1990	37,649	20,827	58,476	64.4%	369,608	10.2%

Source: US Census, State Department of Finance, and Santa Barbara County Association of Governments.

Figure 1 provides a comparison of the Lompoc Valley population distribution in 1980 and 1990. It shows that Vandenberg AFB and Vandenberg Village continue to represent the second and third largest population centers within the Valley. The figure also shows that the number of Lompoc Valley residents living outside the City has decreased proportionately in all areas of the Valley.

Figure 1
Population Distribution in the Lompoc Valley
1980 & 1990



Source: 1980 and 1990 U.S. Census

Population Projections

According to the Santa Barbara County Association of Governments' latest forecast, the City's population is projected to increase to approximately 48,000 by 2015 and the Lompoc Valley population is projected to grow to approximately 74,400 by 2015 (see **Table 4**). The annual population growth rate is expected to be higher for the City than unincorporated areas of the Lompoc Valley until 2005. After 2005 growth rates in the unincorporated areas of the Lompoc Valley are expected to exceed the City's rate of growth. The projected annual growth rate for the City from 1990 to 2015 is expected to be less than one percent. The rate of projected annual growth through 2015 is low when compared to the City's historic annual growth rate of 3.59 percent between 1890 and 1995.

Table 4
Lompoc Valley Population Projection 1990 - 2015

Year	1990	1995	2000	2005	2010	2015
City of Lompoc	37,649	41,885 ⁴⁴	44,208	46,560	47,868	48,026
Annual Growth Rate	---	2.16%	1.09%	1.04%	0.56%	0.07%
Unincorporated Area	20,827	22,110	23,227	24,288	25,306	26,359
Annual Growth Rate	---	1.20%	0.99%	0.90%	0.82%	0.81%
Lompoc Valley	58,476	63,995	67,435	70,848	73,174	74,385
Annual Growth Rate	---	1.82%	1.05%	0.99%	0.65%	0.33%

Source: Santa Barbara County Association of Governments (SBCAG), 1994.

Household Trends and Projections

Household Population Trends

Between 1970 and 1995 the City's population grew by approximately 15,800 or 63 percent. The vast majority of this growth (approximately 89 percent) occurred in the City's household population. The City's household population includes all persons who live in houses, apartments, and mobile homes.⁵ The City's household population has comprised between 92 and 96 percent of the total City population since 1980. While the proportion of the City population residing in households has remained relatively stable since 1970, average household size has fluctuated (see Table 5). During the past twenty-five years average household size has ranged from a low of 2.47 persons per household in 1985 to a high of 3.18 in 1970.⁶

Table 5
City of Lompoc Average Household Size
1970 - 1995⁷

	1970	1980	1985	1990	1995
City Population	25,284	26,267	29,103	37,649	41,100
Household Population	24,090	24,951	27,361	35,162	38,139
Number of Households	7,564	9,380	11,078	12,504	13,749
Persons / Household	3.18	2.66	2.47	2.81	2.77

Source: U.S. Census for 1970, 1980 and 1990 and the State Dept. of Finance, Demographic Research Unit for 1985 and 1995.

The Lompoc Valley's household population is projected to increase by approximately 14,400 or 26 percent between 1990 and 2015 (see **Table 6**). The City's household population is projected to increase by 9,163 between 1990 and 2015 while the household population within the unincorporated areas of the Lompoc Valley is projected to grow by 5,255 during the same 25 year period.

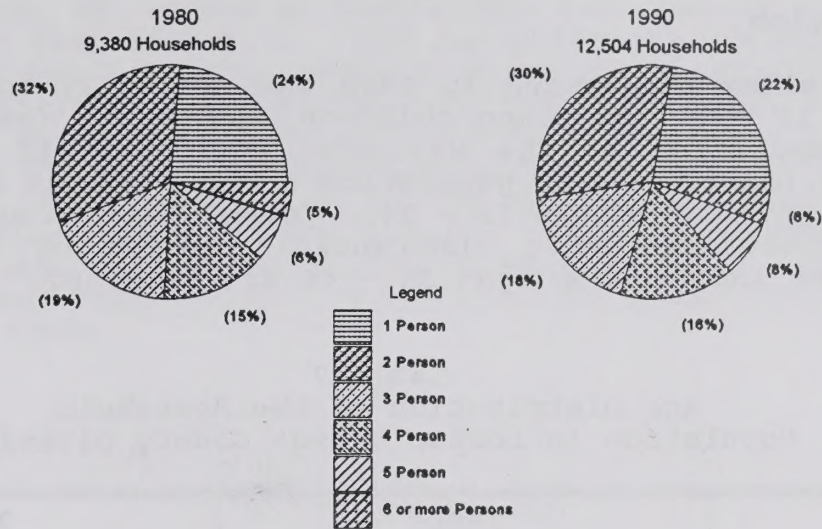
The average household size within the Lompoc Valley is also expected to increase (see **Table 6**). Average household sizes in the Lompoc Valley are expected to reach 3.0 during the late 1990s. Between 1990 and 2015 Lompoc Valley average household size is expected to increase from 2.87 to 3.09 persons per household. The City's average household size increased between 1980 and 1990 after decreasing sharply between 1960 and 1970. In 1990, the City's average household size was approximately 2.81 persons. The increase in household size between 1980 and 1990 was evidenced by an increase in the number of households with four or more occupants (see **Figure 2**). Between 1980 and 1990 the proportion of all households within the City with four or more occupants increased by four percent (from 2,439 to 3,750 households). This trend is expected to continue with the average City household size reaching 2.98 by 2015. Household sizes in the unincorporated areas of the Lompoc Valley have historically been larger than the City. This trend is also expected to continue. The average household size within unincorporated areas of the Lompoc Valley is over 3.00 and is expected to increase to 3.29 by 2015.

Table 6
Household and Group Quarter Projections
1990 - 2015

Year	1990	1995	2000	2005	2010	2015	% Change 1990-2015
CITY OF LOMPOC							
Total Population	37,649	41,885 ^a	44,208	46,560	47,868	48,026	27.6%
Group Quarters Population	2,580	3,309	3,493	3,678	3,782	3,794	47.1%
Household Population	35,069	38,576	40,716	42,882	44,086	44,232	26.1%
Total Households	12,504	13,195	13,832	14,469	14,825	14,825	18.6%
Average Household Size	2.81	2.92	2.94	2.96	2.97	2.98	6.0%
UNINCORPORATED AREA							
Total Population	20,827	22,110	23,226	24,288	25,306	26,359	26.6%
Group Quarters Population	747	836	874	910	957	1,024	37.1%
Household Population	20,080	21,274	22,352	23,378	24,349	25,335	26.2%
Total Households	6,683	6,768	7,000	7,232	7,464	7,696	15.2%
Average Household Size	3.00	3.14	3.19	3.23	3.26	3.29	9.7%
LOMPOC VALLEY							27.2%
Total Population	58,476	63,995	67,435	70,848	73,174	74,385	
Group Quarters Population	3,327	4,145	4,367	4,588	4,739	4,818	44.8%
Household Population	55,149	59,851	63,067	66,259	68,435	69,567	26.1%
Total Households	19,187	19,963	20,832	21,701	22,289	22,521	17.4%
Average Household Size	2.87	2.99	3.03	3.05	3.07	3.09	7.7%

Source: SBCAG, 1994.

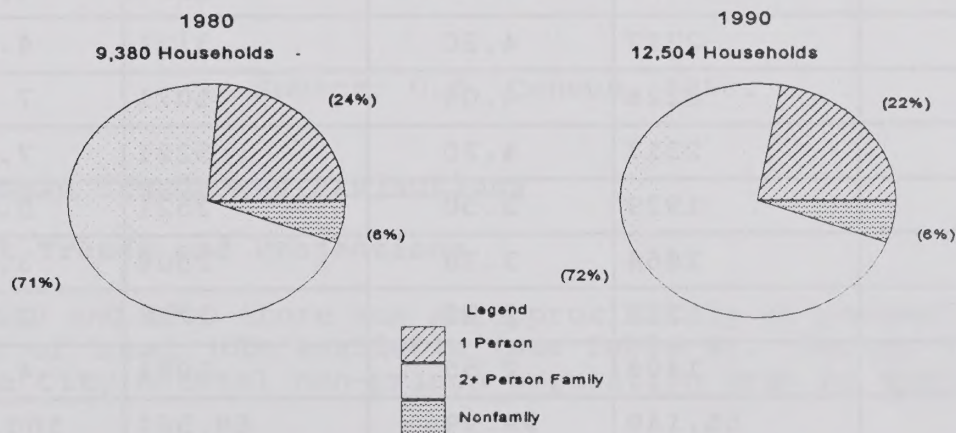
Figure 2
Distribution of Household Sizes
City of Lompoc



Source: US Census, 1980 and 1990.

The distribution of household types has changed very little since 1980. The majority of households in Lompoc are family households (two or more related persons). In fact, family households comprise approximately 70 percent of all households in the City (see Figure 3). The second most common household type are one-person households which make up 22 percent of all households. The remaining households are non-family households (two or more unrelated persons) and account for 6 percent of all households.

Figure 4
Distribution of Household Types
City of Lompoc



Source: US Census, 1980 and 1990.

Age Distribution

The Lompoc Valley population in 1990 was primarily composed of young adults aged 25 - 34 and young children aged 0 - 9 (see Table 7). In 2015 the composition of the Valley's population is expected to be significantly older. Larger population groups include individuals aged over 50 and individuals aged 15 - 24. Young children aged 0 - 9 appear to continue to comprise a substantial portion of the population. However, fewer individuals aged 25 - 44 are expected.

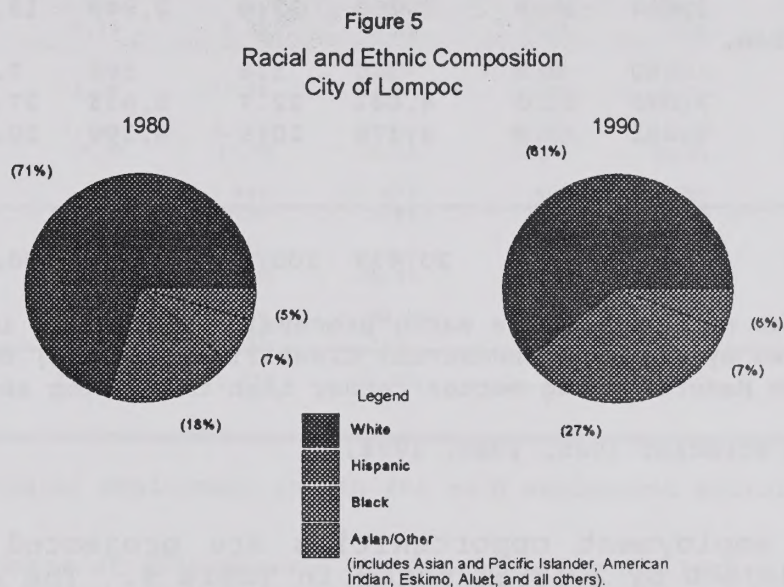
Table 7
Age Distribution of the Household
Population in Lompoc Census County Division

Age Cohorts	1990		2015	
	Total	%	Total	%
0 - 4	5773	10.47	7621	10.95
5 - 9	5591	10.14	6121	8.80
10 - 14	3953	7.17	5204	7.48
15 - 19	3227	5.85	5188	7.46
20 - 24	3591	6.51	5521	7.94
25 - 29	5773	10.47	4871	7.00
30 - 34	6317	11.45	4521	6.50
35 - 39	4408	7.99	3287	4.72
40 - 44	3227	5.85	2954	4.25
45 - 49	2317	4.20	3121	4.49
50 - 54	2226	4.04	5071	7.29
55 - 59	2317	4.20	5221	7.50
60 - 64	1929	3.50	3521	5.06
65 - 69	1864	3.38	2504	3.60
70 - 74	1227	2.22	1788	2.57
75 +	1409	2.55	3053	4.39
	55,149	99.99	69,567	100.00

Source: U.S. Census, 1990 and SBCAG, 1994.

Ethnic Composition

Ethnic composition of Lompoc's population has become increasingly diverse since 1980 (see **Figure 5**). The non-white population is growing rapidly and comprises a greater proportion of the City's total population than it did in 1980. Between 1980 and 1990 the number of non-white Lompoc residents increased by approximately 92 percent (from 7,733 to 14,851). During the same ten-year period the proportion of the City population which is non-white grew by 10 percent (from 29 percent in 1980 to 39 percent in 1990). The Hispanic population experienced the largest proportional increase of any ethnic group. The Hispanic population increased from 18 to 27 percent of the total City population between 1980 and 1990.



Source: U.S. Census, 1990.

2.2 Economic Trends and Projections

Employment Trends and Projections

Between 1980 and 1990 there was an approximately 44 percent increase in the amount of local jobs available (see **Table 8**). During the same time period the City's total non-prison population grew by approximately 43 percent.

Table 8
Lompoc Valley Employment Trends⁹

	1980		1985		1990		1980-1990
	<u>Jobs</u>	<u>%</u>	<u>Jobs</u>	<u>%</u>	<u>Jobs</u>	<u>%</u>	<u>Change</u>
EMPLOYMENT SECTOR							
Agriculture	444	3.0	704	3.5	1,233	5.8	789
Mining*	0	0.0	0	0.0	60	0.3	60
Construction	389	2.6	620	3.0	1,114	5.3	725
Manufacturing	2,645	17.9	6,345	31.1	4,185	19.8	1,540
Transportation	408	2.8	495	2.4	483	2.2	75
Wholesale Trade	270	1.8	288	1.4	333	1.6	63
Retail Trade	1,664	11.3	2,780	13.6	2,949	13.9	1,285
Financial, Insurance, & Real Estate	560	3.8	370	1.8	592	2.8	32
Services	3,093	21.0	4,641	22.7	5,833	27.5	2,740
Government	5,283	35.8	4,176	20.5	4,399	20.8	-884
TOTAL							
	14,756	100.0	20,419	100.0	21,181	100.0	6,425

* Note: Employment at diatomaceous earth processing facilities is classified by Standard Industrial Classification (SIC) codes under the Manufacturing sector rather than the Mining sector.

Source: APC/SBCAG Forecast 1985, 1989, 1994.

Lompoc Valley employment opportunities are projected to increase to approximately 28,000 by 2015 as noted in **Table 9**. The most significant increase (approximately 2,500 jobs) is expected in the services sector. The retail trade and government sectors are also expected to account for a large proportion of the anticipated job growth in the Lompoc Valley (approximately 1,700 and 1,150 jobs respectively). The mining sector, which includes jobs associated primarily with oil development, is anticipated to experience no additional growth by 2015. The remaining six employment sectors are expected to see modest increases ranging from approximately 100 to 500 new jobs by 2015.

Table 9
Lompoc Valley Employment Projections¹⁰
1990 - 2015

Employment Sector	1990 %	1995 %	2000 %	2005 %	2010 %	2015 %	1990 - 2- 015*
Agriculture	1,233 5.8%	1,245 5.8%	1,424 6.0%	1,540 6.1%	1,639 6.1%	1,727 6.2%	494
Mining**	60 0.3%	54 0.3%	56 0.2%	58 0.2%	59 0.2%	60 0.2%	0
Construction	1,114 5.3%	952 4.4%	1,154 4.9%	1,267 5.0%	1,360 5.1%	1,456 5.2%	342
Manufacturing	4,185 19.8%	3,898 18.1%	4,060 17.1%	4,220 16.6%	4,340 16.2%	4,430 15.8%	245
Transportation	483 2.3%	486 2.3%	522 2.2%	554 2.2%	576 2.1%	594 2.1%	111
Wholesale Trade	333 1.6%	418 1.9%	436 1.8%	448 1.8%	456 1.7%	464 1.7%	131
Retail Trade	2,949 13.9%	3,244 15.0%	3,900 16.4%	4,250 16.7%	4,500 16.8%	4,688 16.7%	1,739
Finance, Ins., & Real Estate	592 2.8%	646 3.0%	672 2.8%	696 2.7%	720 2.7%	736 2.6%	144
Services	5,833 27.5%	6,230 28.9%	6,748 28.4%	7,308 28.8%	7,840 29.2%	8,330 29.7%	2,497
Government	4,399 20.8%	4,406 20.4%	4,758 20- .1%	5,048 19.9%	5,325 19.9%	5,550 19.8%	1,151
Total	21,181	21,579	23,730	25,389	26,815	28,035	6,854

* Note: Anticipated employment growth for each employment sector from 1990 to 2015.

** Note: Employment at diatomaceous earth processing facilities is classified by Standard Industrial Classification (SIC) codes under the Manufacturing sector rather than the Mining sector.

Source: SBCAG, 1994.

Workers per Household

The ratio of workers per household increased steadily between 1980 and 1985 within the Lompoc Valley (see **Table 10**). Since 1985, the number workers per household has decreased significantly for the unincorporated portions of the Lompoc Valley and continued to rise within City. This number of workers per household is expected to rise for both the City and unincorporated portions of the Lompoc Valley through 2015 (see **Table 11**).

Table 10
Workers Per Household Trends
1980 - 1990

Jurisdiction	1980	1985	1990
City of Lompoc	1.11	1.13	1.18
Unincorporated Area of Lompoc Valley	1.00	1.15	0.96

Source: APC/SBCAG Forecast 1989 and 1994.

Table 11
Workers Per Household Projections
1990 - 2015

Jurisdiction	1990	1995	2000	2005	2010	2015
City of Lompoc	1.18	1.24	1.28	1.32	1.34	1.36
Unincorporated Area	0.96	0.96	0.97	0.98	0.99	1.00
Lompoc Valley	1.10	1.15	1.18	1.22	1.24	1.26

Source: SBCAG, 1994.

2.3 Jobs Housing Balance

Commuter Patterns

Jobs Housing Balance refers to the ratio of housing and employment opportunities within a community. Jobs housing balance information can be ascertained by analyzing commuter information from the 1990 Census. Commuter patterns affecting the City of Lompoc were analyzed by SBCAG in a 1995 Jobs Housing Study. City of Lompoc residents work within the City of Lompoc, within the Lompoc Valley, and outside the Lompoc Valley Area. The employment destinations of workers who reside in the City of Lompoc are listed in **Table 12**. The majority of City of Lompoc residents (approximately 52 percent) commute to jobs within the City of Lompoc.

The City of Lompoc also serves as a destination for approximately 6,700 workers who reside outside the City. The residence locations for workers employed within the City of Lompoc are listed in **Table 13**. Most of the individuals who work within the City of Lompoc (approximately 55 percent) also reside in the City. In addition, approximately 26 percent of the workers employed within the City of Lompoc reside in the Lompoc Valley (i.e., VAFB, Mission Hills, Vandenberg Village, and other unincorporated areas of the Lompoc Valley).

Table 12
City of Lompoc Residents
Employment Destinations
1990

Place of Work	Workers Commuting From City of Lompoc	Percentage (%)
City of Lompoc	8,098	52.3
City of Santa Barbara	1,346	8.7
City of Santa Maria	826	5.3
City of Buellton	443	2.9
City of Solvang	389	2.5
City of Carpinteria	28	0.2
VAFB	599	3.9
Isla Vista	372	2.4
Mission Hills & Vandenberg Village	17	0.2
Santa Ynez	63	0.4
Other SB County Unincorporated Areas*	2,937	18.9
City Ventura	67	0.4
City of San Luis Obispo	102	0.7
Other Areas outside SB County	189	1.2
Total	15,476	100.0

* Note: Includes Orcutt and Goleta.

Source: SBCAG, 1995.

Table 13
City of Lompoc Workers
Residence Locations
1990

Place of Residence	Workers Commuting To City of Lompoc	Percentage (%)
City of Lompoc	8,098	54.8
City of Santa Barbara	134	0.9
City of Santa Maria	999	6.8
City of Buellton	49	0.3
City of Solvang	46	0.3
City of Guadalupe	29	0.2
City of Carpinteria	8	0.1
VAFB	1,296	8.8
Isla Vista	14	0.1
Mission Hills & Vandenberg Village	2,266	15.3
Santa Ynez	26	0.2
Other SB County Unincorporated Areas*	1,805	12.2
Total	14,770	100.0

Source: SBCAG, 1995.

Sources

Santa Barbara County - Cities Area Planning Council. 1987. *City of Lompoc Population, Employment And Land Use Forecast*

Santa Barbara County - Cities Area Planning Council, 1989. *Santa Barbara County Regional Growth Forecast (Forecast 89)*.

Santa Barbara County Association of Governments. 1993. 1990 Census Analysis Of Journey To Work Information Santa Barbara County.

Santa Barbara County Association of Governments. 1994. *Regional Growth Forecast 94 (Forecast 94)*.

Santa Barbara County Association of Governments. 1995. *Jobs Housing Study*.

Endnotes

1. The Space Shuttle and M-X Missile test launch programs were discontinued at VAFB during the late 1980s for budgetary reasons.
2. The group quarter population includes the prison inmates, employees, and employee family members that reside at the prison facilities as well group home residents (e.g. frail elderly, developmentally disabled, and homeless living in shelters). All persons not living in households are classified by the U.S. Census Bureau as living in group quarters.
3. Prison population information was obtained by the State Department of Finance prior to 1986 and has been obtained since 1986 by the City's planning staff each January directly from the USP and FCI.
4. There is a 785 person discrepancy between SBCAG's 1995 population projection estimate (41,885) and the State Department of Finance's 1995 estimate for the City of Lompoc (41,100).
5. The U.S. Census Bureau uses two primary population categories: households and group quarters. A household includes all the persons who occupy a housing unit. A housing unit is a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements.
6. Average household sizes were determined by dividing the total household population by the total number of households. These household sizes have not been adjusted to account for vacant housing units.
7. Average household size information was obtained by dividing the City's total household population by the total number of existing housing units. The household size estimates do not account for vacant housing units or seasonal occupancy fluctuations.
8. There is a 785 person discrepancy between SBCAG's 1995 population projection estimate (41,885) and the State Department of Finance's 1995 estimate for the City of Lompoc (41,100).

9. This table includes estimates for only wage and salary workers. Self employed workers are not included within this table or in employment projections provided by SBCAG. However, estimates are available from the 1980 and 1990 Census. According to the U.S. Census Bureau, there were 896 self employed workers (approximately 5.7 percent of all workers) in the Lompoc Valley during 1980 and 1,464 self employed workers (approximately 6.9 percent of all workers) during 1990.
10. Lompoc Valley employment projections include Vandenberg Air Force Base.

**RESOLUTION OF THE COUNCIL OF THE CITY OF LOMPOC
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA**

**IN THE MATTER OF: ADOPTING THE
GENERAL PLAN REVISION (GENERAL
PLAN AMENDMENT GP 94-01) FOR
THE PERIOD OF 1997-2017.**

NO. 4641(97)

I, Maureen Bosking, City Clerk of the City of Lompoc, County of Santa Barbara, State of California, do hereby certify that the following resolution, proposed by Councilmember Michael Siminski, seconded by Councilmember Vernon Stevens, was duly passed and adopted by the council of the City of Lompoc, at an adjourned regular meeting thereof assembled, this 28th day of October, 1997, by the following vote, to-wit:

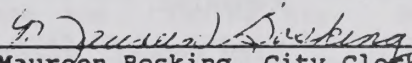
AYES: Councilmembers: DeWayne Holmdahl, Will Schuyler, Michael Siminski, and Vernon Stevens.

NOES: Councilmember: Mayor Howerton.

ABSENT: Councilmember: None.

ABSTAINED: Councilmember: None.

(SEAL)



Maureen Bosking, City Clerk
City of Lompoc

WHEREAS, Section 65300 of the Government Code of the State of California mandates that cities shall adopt a comprehensive, long-term general plan for the physical development of the City, and of any land outside its boundaries which in the planning agency's judgement bears relation to its planning; and

WHEREAS, the City of Lompoc adopted a revised Housing Element in December of 1992 and a Parks and Recreation Element in May of 1991, and the City recognizes that it is necessary to revise all other existing General Plan Elements and adopt several new Elements to guide future growth and development within the City and its Urban Limit Line; and

WHEREAS, the City has completed a comprehensive General Plan Revision process which involved the community through personal interviews with property owners, citizens, and interested parties, meetings with the General Plan Advisory Committee, workshops, meetings with civic groups, Planning Commission hearings, and City Council hearings in order to reflect to the greatest extent possible community goals and values; and

WHEREAS, the proposed General Plan Revision consists of nineteen elements which address the subjects specified in the State Government Code for General Plans; and

WHEREAS, the City has identified the need to consolidate the General Plan into fewer elements for ease of use; and

WHEREAS, the Planning Commission conducted public hearings regarding the General Plan Revision on November 7, 12, 14, 16, 18, 21, 1996 and December 2, 1996 and adopted Planning Commission Resolution No. 96-32, recommending to the City Council adoption of the General Plan Revision (GP 94-01) with the revisions specified therein; and

WHEREAS, the Planning Commission also held a public hearing on October 6, 1997 in order to take public input and review and make recommendations on the City Council Preferred Land Use Element Map and the EIR Addendum and related change that it had not previously considered and adopted Planning Commission Resolution No. 97-23 recommending adoption of the General Plan Revision; and

WHEREAS, as set forth in Resolution Nos. 4639(97) and 4640(97), the recitals and findings of which are hereby incorporated by reference into this Resolution, the City Council has considered and certified a Final Environmental Impact report and Addendums for the General Plan Revision and made findings as required by the California Environmental Quality Act; and

WHEREAS, the City Council conducted public hearings regarding the General Plan Revision on January 28, 1997, February 11 and 18, 1997, March 3 and 11, 1997, and October 28, 1997.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LOMPOC DOES HEREBY RESOLVE AS FOLLOWS:

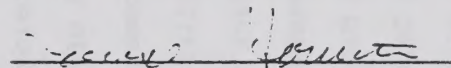
- SECTION 1. City Council Resolution No. 1532(63) adopting the 1963 Report No. 3 Circulation Element (Street and Highway Plan) of the General Plan is hereby repealed.
- SECTION 2. City Council Resolution No. 2407(74) adopting the Environmental Resource Management Element of the General Plan is hereby repealed.
- SECTION 3. City Council Resolution No. 2409(74) adopting the Land Use Map and Text of the General Plan is hereby repealed.
- SECTION 4. City Council Resolution No. 4051(91) adopting the Parks and Recreation Element of the General Plan is hereby repealed.
- SECTION 5. City Council Resolution No. 4223(92) adopting the Housing Element of the General Plan is hereby repealed.
- SECTION 6. City Council Resolution No. 3600(86) adopting the Central Avenue Specific Plan is hereby repealed.
- SECTION 7. The City of Lompoc General Plan Revision (GP 94-01) is an adequate document which meets the requirements of the State of California Government Code Section 65300 et seq. as it relates to the scope of general plans.
- SECTION 8. The City of Lompoc General Plan Revision (GP 94-01), as amended by the City Council during the project hearings and copies of which are on file in the City Clerk's office, is adopted.
- SECTION 9. The goals, policies, and implementation measures in the General Plan are intended to be guidelines for the City and to communicate the objectives of the General Plan. By adoption of these goals, policies, and implementation measures, and inclusion of statements in the General Plan regarding desired service levels, operation standards, or public improvements, the City Council hereby declares that it does not intend to create liability for failure to carry any of them out, or provide such services or improvements.

SECTION 10. The Planning Division staff shall consolidate the organization of the General Plan document into nine (9) elements: Land Use, Circulation, Housing, Noise, Parks/Recreation, Public Services, Urban Design, Resource Management, and Hazard Management. All Goals, Policies, and Measures shall be retained and placed in appropriate elements as set forth above. Existing Conditions information shall be removed from the General Plan and referenced as background studies, with the exception of Existing Conditions information which is required by Government Code Sections 65300-65307. Said consolidation shall be processed as a General Plan Amendment.

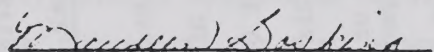
SECTION 11. During the interim period preceding the adoption of the revisions to the Lompoc City Zoning Ordinance and Zoning Map which are specified in the General Plan, the land use designations adopted by this Resolution shall be consistent with the existing Lompoc City Zoning Ordinance and Zoning Map Districts as set forth in Attachment 1. New development and new use of property may occur in accordance with the provisions of the Lompoc City Zoning Ordinance and Zoning Map. Mixed Use properties may develop or accommodate new uses in accordance with the existing zoning designation for the property; mixed uses and associated development shall not be approved by the City until such time as zoning ordinance regulations have been adopted for the Mixed Use category.

SECTION 12. This resolution shall take effect upon adoption.

PASSED AND ADOPTED this 28th day of October, 1997.


Joyce Howerton, Mayor
City of Lompoc

ATTEST:


Maureen Bosking, City Clerk
City of Lompoc

ATTACHMENT NO. 1 TO RESOLUTION NO. 4641(97)

GENERAL PLAN
LAND USE DESIGNATIONS

ZONING ORDINANCE/MAP DISTRICT

Very Low Density Residential (VLDR)	= Residential Agricultural District or "R-A" District
Low Density Residential (LDR)	= Single Family Residential District or "R-1" District
Medium Density Residential (MDR)	= Medium Density Residential District or "R-2" District
High Density Residential (HDR)	= High Density Residential District or "R-3" District
Mixed Use (MU)	= Central Business District or "C-2" District and Planned Commercial Development District or "P-C-D" District
Neighborhood Commercial (NC)	= Convenience Center District or "C-C" District
Old Town Commercial (OTC)	= Central Business District or "C-2" District
Office Commercial (OC)	= Commercial Office District or "C-O" District
General Commercial (GC)	= Planned Commercial Development District or "P-C-D" District
Community Facility (C-F)	= Public Facilities District or "P-F" District
Business Park (BP)	= Business Park District or "B-P" District
Light Industrial (LI)	= Planned Manufacturing District or "P-M" District
General Industrial (GI)	= Commercial Manufacturing District or "C-M" District
Open Space (OS)	= Open Space District or "O-S" District
Agriculture (AG)	= Open Space District or "O-S" District

Note: The "=" symbol denotes consistency between land use designations and zoning districts.

CERTIFIED COPY

RESOLUTION OF THE COUNCIL OF THE CITY OF LOMPOC
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

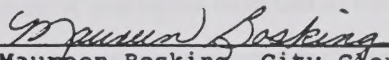
IN THE MATTER OF: AMENDING THE
GENERAL PLAN TO CONSOLIDATE THE
EXISTING NINETEEN ELEMENTS INTO NINE
ELEMENTS (GP 98-02)

NO. 4696(98)

I, Maureen Bosking, City Clerk of the City of Lompoc, County of Santa Barbara, State of California, do hereby certify that the following resolution, proposed by Councilmember DeWayne Holmdahl, seconded by Councilmember Michael Siminski, was duly passed and adopted by the council of the City of Lompoc, at an adjourned regular meeting thereof assembled, this 23rd day of June, 1998, by the following vote, to-wit:

AYES:	Councilmembers:	DeWayne Holmdahl, Will Schuyler, Michael Siminski, Vernon Stevens, Mayor Joyce Howerton.
NOES:	Councilmember:	None.
ABSENT:	Councilmember:	None.
ABSTAINED:	Councilmember:	None.

(SEAL)


Maureen Bosking, City Clerk
City of Lompoc

WHEREAS, Section 65300 of the Government Code of the State of California mandates that cities shall adopt a comprehensive, long-term general plan for the physical development of the City, and of any land outside its boundaries which in the planning agency's judgement bears relation to its planning; and

WHEREAS, the City of Lompoc adopted a General Plan Revision on October 28, 1997; and,

WHEREAS, in Section 10 of Resolution 4641(97) the City Council directed Planning Division Staff to consolidate the General Plan's nineteen elements into nine elements for ease of use; and

WHEREAS, the Planning Commission conducted a public hearing on May 11, 1998 to review the General plan Consolidation and adopted Planning Commission Resolution Number 53(98) recommending that the City Council approve GP 98-02.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LOMPOC DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Based upon staff reports, public testimony, and recommendations of the Planning Commission, the City Council hereby:

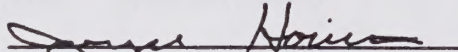
Approves the Negative Declaration prepared for General Plan Amendment 98-02 as a complete and factual document prepared in accordance with the California Environmental Quality Act and Public Resources Code Section 21080; and

Approves the consolidation of the General Plan's existing nineteen elements into the following nine elements: Land Use, Circulation, Housing, Noise, Parks/Recreation, Public Services, Urban Design, Resource Management, and Safety Element.

SECTION 2. In accordance with the requirements of Section 21089 of CEQA for fees paid to the California Department of Fish and Game, the Council finds that GP 98-02 will not have adverse effects upon wildlife resources. This finding is based upon Initial Environmental Study, staff reports, Negative Declaration for GP 98-02, and public testimony which did not present any evidence regarding potential adverse effects upon wildlife resources from this project.

SECTION 3. This Resolution shall take effect upon adoption.

PASSED AND ADOPTED this 23rd day of June, 1998.


Joyce Howerton, Mayor
City of Lompoc

ATTEST:


Maureen Bosking, City Clerk
City of Lompoc

RESOLUTION OF THE COUNCIL OF THE CITY OF LOMPOC
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

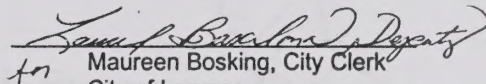
IN THE MATTER OF: AMENDING THE LAND USE
ELEMENT MAP OF THE GENERAL PLAN FOR
THE PARCELS NOTED ON
THE ATTACHED MAP AND DESCRIBED HEREIN (GP 99-01)

NO. 481799)

I, Maureen Bosking, City Clerk of the City of Lompoc, County of Santa Barbara, State of California, do hereby certify that the following Resolution, proposed by Councilmember Siminski, seconded by Councilmember DeWees, was duly passed and adopted by the Council of the City of Lompoc, at its regular meeting on December 7, 1999.

AYES: Councilmember: Janice Keller, Michael Siminski, Mayor Dick DeWees.
NOES: Councilmember: DeWayne Holmdahl, Vernon Stevens.
ABSENT: Councilmember: None.

(SEAL)


Maureen Bosking, City Clerk
City of Lompoc

WHEREAS, a request was initiated by the City of Lompoc, to amend the Land Use Element of the General Plan as noted on the attached Exhibit "A" and further described as follows:

- APN 85-360-07 - 10.05 acres of vacant property on the south side of East Ocean Avenue between Seventh Street and Highway 1 (former Gateway site) to Office Commercial;
- APN 99-140-82 - 9.57 acres on the northeast corner of Twelfth Street and Highway 246 (former Grefco Plant) to Business Park;
- APN 99-140-58 - 26.32 acres north of East Laurel Avenue and West of the Santa Ynez River (former Grefco ponds) to Low Density Residential and Open Space;
- APN 99-140-96 - 17 acres of vacant property on the northeast corner of Seventh Street and Highway 246 (behind the Senior/Community Center) to Business Park;
- APN 83-060-17 - 29.75 acres of vacant property on the southeast corner of Highway 1 and Highway 246 (graded property behind the Lompoc Valley sign) to be zoned Very Low Density Residential;
- (No APN) - The CalTrans right-of-way property east of the graded area behind the Lompoc Valley Sign is to remain Open Space,
- APN 83-060-16 - 3.19 acres of property on the south side of Highway 246 east of the CalTrans property is to remain General Industrial, and
- An area which incorporates the corner of parcels 99-140-82, 83-060-17, 85-360-07, and 99-140-96 at the intersection of Highway 1 and Highway 246 to Open Space, intended to create a visual treatment for this entrance to the City.

WHEREAS, a request was initiated by the City of Lompoc, to amend the Land Use Element of the General Plan to add Policy 2.4 to read as follows:

"The City shall require provision of permanent buffer areas as part of new residential development adjacent to areas designated for commercial or industrial uses."

WHEREAS, the Planning Commission held a public workshop on this request on May 25, 1999 to help define the project; and

WHEREAS, the Planning Commission held a public hearing on July 26, 1999 to receive public input regarding this proposed General Plan Amendment; and

WHEREAS, the Planning Commission held a public hearing on November 8, 1999 to finalize its recommendation to the City Council with regard to the proposed General Plan Amendment.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LOMPOC, CALIFORNIA, DOES HEREBY RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1. Based upon staff reports, public testimony, and recommendations of the Planning Commission, the Negative Declaration prepared for this request in accordance with the California Environmental Quality Act (CEQA) is hereby certified and approved.

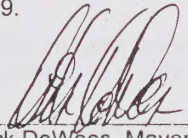
SECTION 2. The Land Use Element Map of the General Plan of the City of Lompoc is hereby amended as shown on the attached Exhibit A.

SECTION 3. Policy 2.4 is hereby added to the Land Use Element of the General Plan of the City of Lompoc as follows:

"The City shall require provision of permanent buffer areas as part of new residential development adjacent to areas designated for commercial or industrial uses."

SECTION 4. This Resolution is effective on January 7, 2000.

PASSED AND ADOPTED on December 7, 1999.



Dick DeWees, Mayor,
City of Lompoc

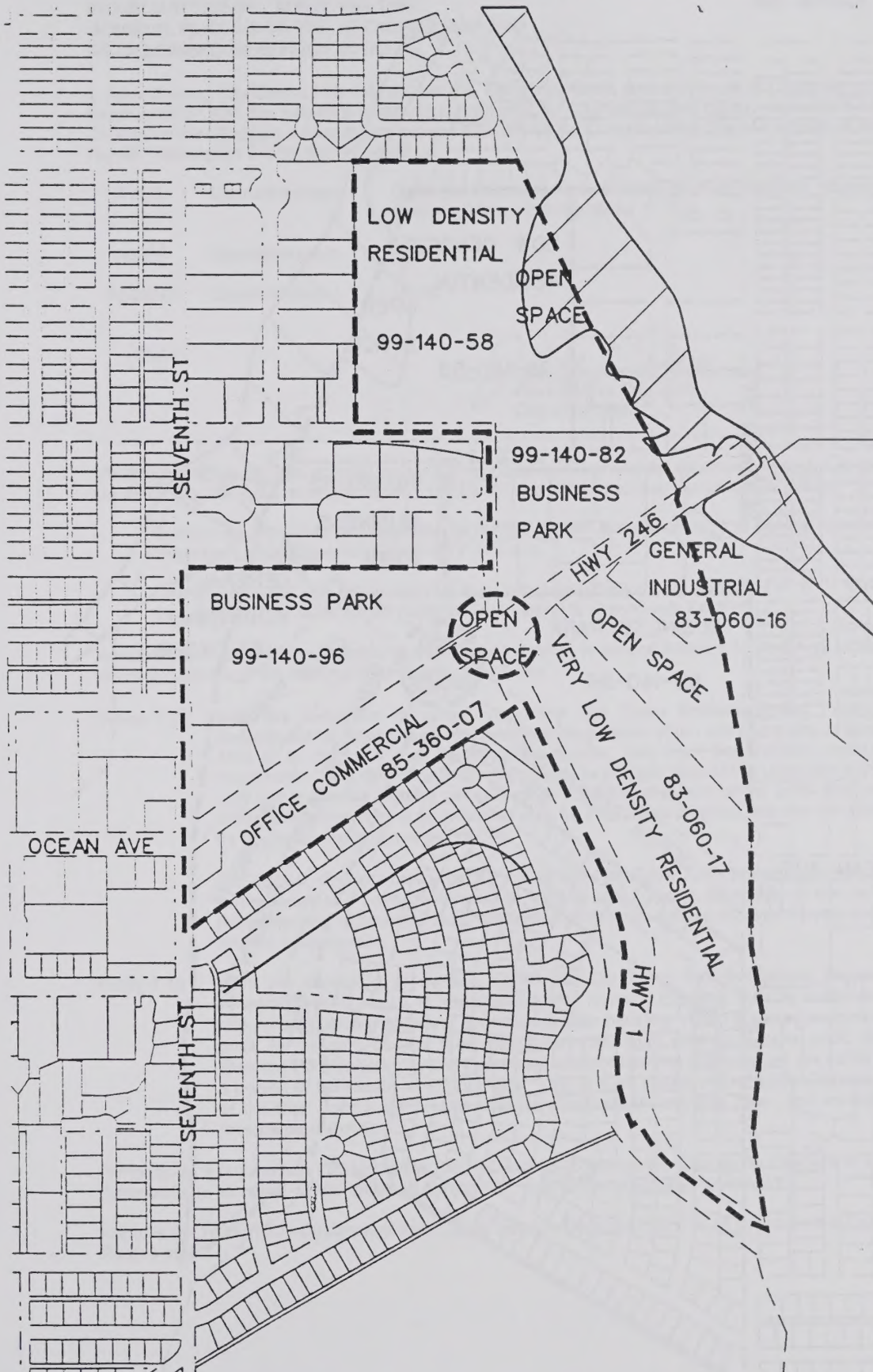
ATTEST:

for 
Maureen Bosking, City Clerk
City of Lompoc

Exhibit A: Map of Land Use Element Amendment - Exhibit A

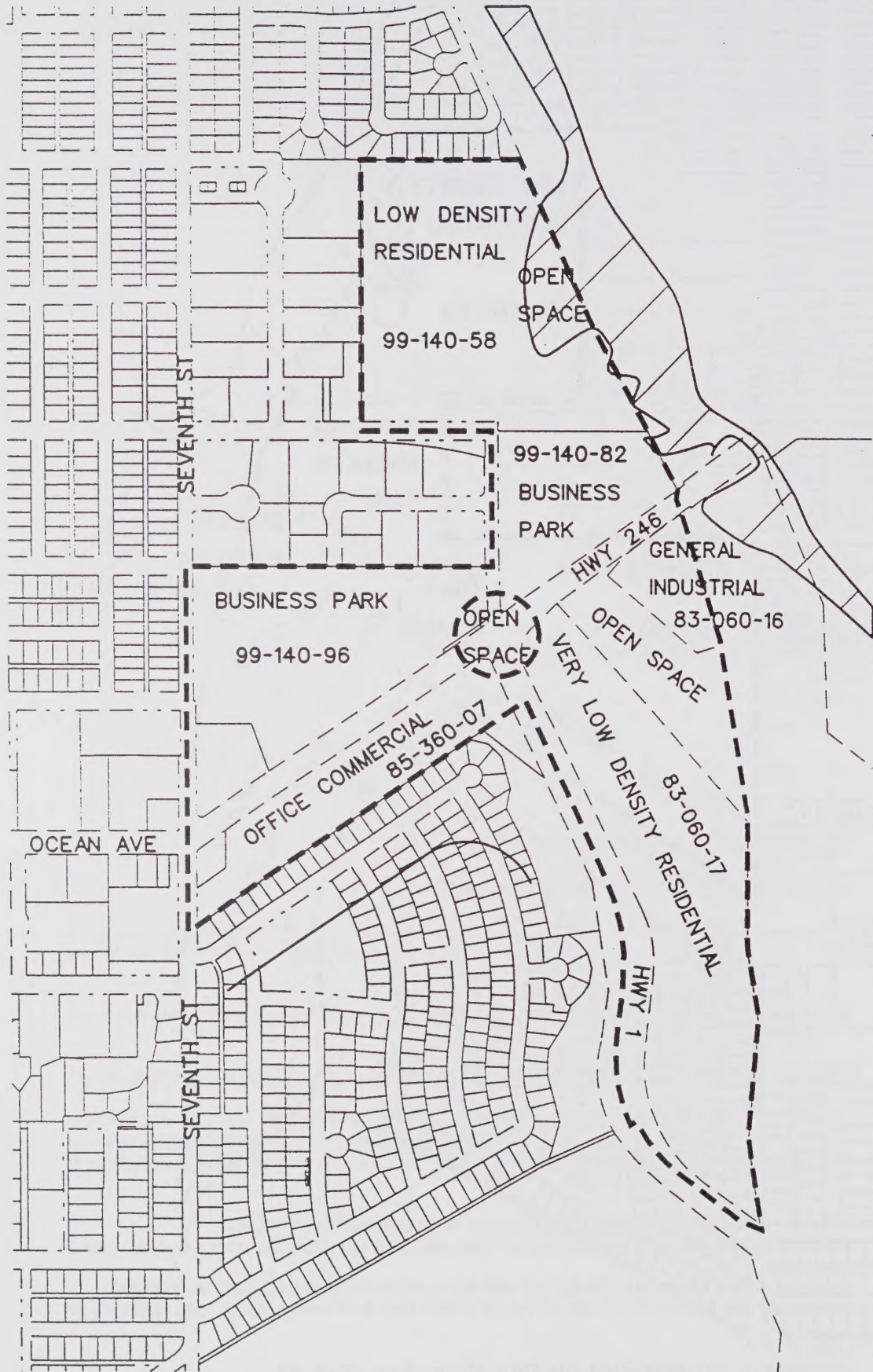
EXHIBIT A

GENERAL PLAN AMENDMENT - LAND USE ELEMENT MAP
PLANNING DIVISION FILE NO. GP 99-01



Approved by City Council on 12-7-99
Resolution No. 4817(99)

EXHIBIT A
GENERAL PLAN AMENDMENT - LAND USE ELEMENT MAP
PLANNING DIVISION FILE NO. GP 99-01



Approved by City Council on 12-7-99
Resolution No. 4817(99)

**RESOLUTION OF THE COUNCIL OF THE CITY OF LOMPOC
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA**

**IN THE MATTER OF: AMENDING THE
GENERAL PLAN AS ON THE ATTACHED MAP AND
AS DESCRIBED HEREIN (GP 00-01)**

NO. 4878(00)

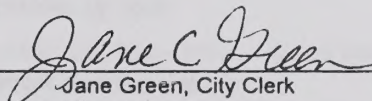
I, Jane Green, City Clerk of the City of Lompoc, County of Santa Barbara, State of California, do hereby certify that the following Resolution, proposed by Councilmember Keller, seconded by Councilmember Siminski, was duly passed and adopted by the Council of the City of Lompoc, at its regular meeting on September 19, 2000.

AYES: Councilmember: DeWayne Holmdahl, Janice Keller, Michael Siminski, Vernon Stevens, Mayor Dick DeWees

NOES: Councilmember: None.

ABSENT: Councilmember: None.

(SEAL)


Jane Green, City Clerk
City of Lompoc

WHEREAS, a request was initiated by the City of Lompoc, to amend the Land Use Element of the General Plan as noted on the attached Exhibits "A" and "B" and further described as follows:

- Remove the Park Overlay designation for the site located at the south side of Central Avenue between A and D Streets (APN 87-011-17); and
- Change the Land Use Designation of the Community/Senior Center located at 1501 East Ocean (APN 99-140-97) from General Commercial to Community Facility.

WHEREAS, a request was initiated by the City of Lompoc, to amend Policy 1.11 and 1.12 of the Housing Element of the General Plan to read as follows:

"Policy 1.11 With the exception of areas within the Old Town Redevelopment Project, Amendment No. 1 area, in all residential developments of ten units or more, at least 10% of all the units shall be affordable to low-, very low-, and median- income households. If it is determined to be infeasible to provide 10% of the units within the very low to median income category on-site, off-site provision of the units shall be acceptable or payment of an in-lieu fee shall be acceptable provided that the fee shall be applied to housing within the City.

Residential development projects within the Old Town Redevelopment Project, Amendment No. 1 area shall provide 15% of new housing affordable to low- and moderate-income households with at least 40% of those units to be used by very low-income households.

Policy 1.12 With the exception of housing within the Old Town Redevelopment Project, Amendment No. 1 area, in implementing this Housing Element, the City shall take into consideration the current market prices for housing. When the median market price for housing, is less than the current maximum median income price, the Planning Commission may find that median income housing opportunities are fulfilling a portion of the requirements of Policy 1.11. In such cases, not less than 5 percent of the total units in the project shall be affordable to very low-, low-, and median-income households."

WHEREAS, a request was initiated by the City of Lompoc, to amend the Circulation Element of the General Plan as noted on the attached Exhibit "C" and further described as follows:

Remove the Truck Route Designation from Laurel Avenue Between H and A as noted on the Truck Routes map.

WHEREAS, the Planning Commission held a public hearing on August 14, 2000 to receive public input prior to making a recommendation to the City Council regarding the proposed General Plan Amendment.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LOMPOC, CALIFORNIA, DOES HEREBY RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1. Based upon staff reports, public testimony, and recommendations of the Planning Commission, the Negative Declaration prepared for this request in accordance with the California Environmental Quality Act (CEQA) is hereby certified and approved.

SECTION 2. The Land Use Element Map of the General Plan of the City of Lompoc is hereby amended as shown on the attached Exhibits "A" and "B" and described herein.

SECTION 3. Policy 1.11 and 1.12 of the Housing Element of the General Plan of the City of Lompoc are hereby amended to read as follows:

"Policy 1.11 With the exception of areas within the Old Town Redevelopment Project, Amendment No.1 area, in all residential developments of ten units or more, at least 10% of all the units shall be affordable to low-, very low-, and median- income households. If it is determined to be infeasible to provide 10% of the units within the very low to median income category on-site, off-site provision of the units shall be acceptable or payment of an in-lieu fee shall be acceptable provided that the fee shall be applied to housing within the City.

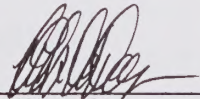
Residential development projects within the Old Town Redevelopment Project, Amendment No. 1 area shall provide 15% of new housing affordable to low- and moderate-income households with at least 40% of those units to be used by very low-income households.

Policy 1.12 With the exception of housing within the Old Town Redevelopment Project, Amendment No. 1 area, in implementing this Housing Element, the City shall take into consideration the current market prices for housing. When the median market price for housing, is less than the current maximum median income price, the Planning Commission may find that median income housing opportunities are fulfilling a portion of the requirements of Policy 1.11. In such cases, not less than 5 percent of the total units in the project shall be affordable to very low-, low-, and median-income households."

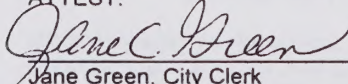
SECTION 4. Remove the Truck Route Designation from Laurel Avenue Between H and A Streets and designate 12th Street between Highway 246 and Laurel Avenue, Laurel Avenue between 12th Street and 8th Street, and 8th Street between Laurel and College Avenues, as a Truck Route as noted on the attached map.

SECTION 5. This Resolution is effective on October 19, 2000.

PASSED AND ADOPTED on September 19, 2000.


Dick DeWees, Mayor,
City of Lompoc

ATTEST:


Jane Green, City Clerk
City of Lompoc

Exhibits: Map of Land Use Element Amendment - Exhibit A
Map of Land Use Element Amendment - Exhibit B
Map of Truck Routes Amendment - Exhibit C

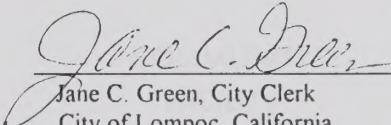
CENTRAL AVENUE

**CITY OF LOMPOC
RESOLUTION
CERTIFICATE OF ADOPTION**

I, JANE C. GREEN, City Clerk of the City of Lompoc, County of Santa Barbara, State of California, do hereby certify that the foregoing Resolution No. 4878(00), proposed by Councilmember Keller, seconded by Councilmember Siminski, was duly passed and adopted by the Council of the City of Lompoc at a regular meeting thereof assembled this 19th day of September, 2000, by the following vote, to wit:

AYES:	Councilmembers:	DeWayne Holmdahl, Janice Keller, Michael Siminski, Vernon Stevens, and Mayor Dick DeWees
NOES:	Councilmembers:	None.
ABSENT:	Councilmembers:	None.

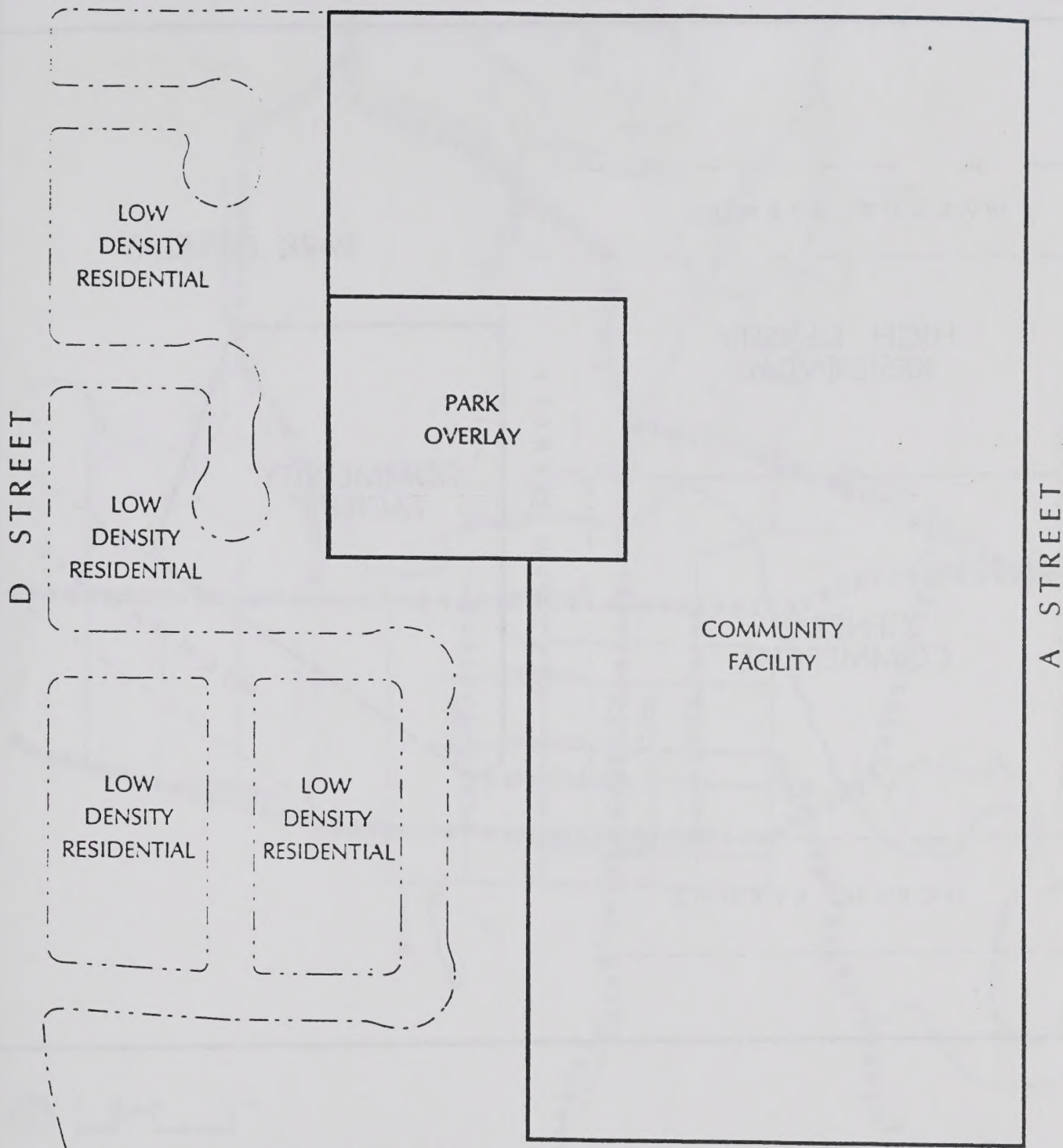
(SEAL.)


Jane C. Green, City Clerk
City of Lompoc, California

CP 00-01
ADOPTED SEPTEMBER 19, 2000
BY RESOLUTION NO. 4878(00)



CENTRAL AVENUE



GP 00-01
ADOPTED SEPTEMBER 19, 2000
BY RESOLUTION NO. 4878(00)



WALNUT AVENUE

HIGH DENSITY
RESIDENTIAL

GENERAL
COMMERCIAL

OCEAN AVENUE

SEVENTH STREET

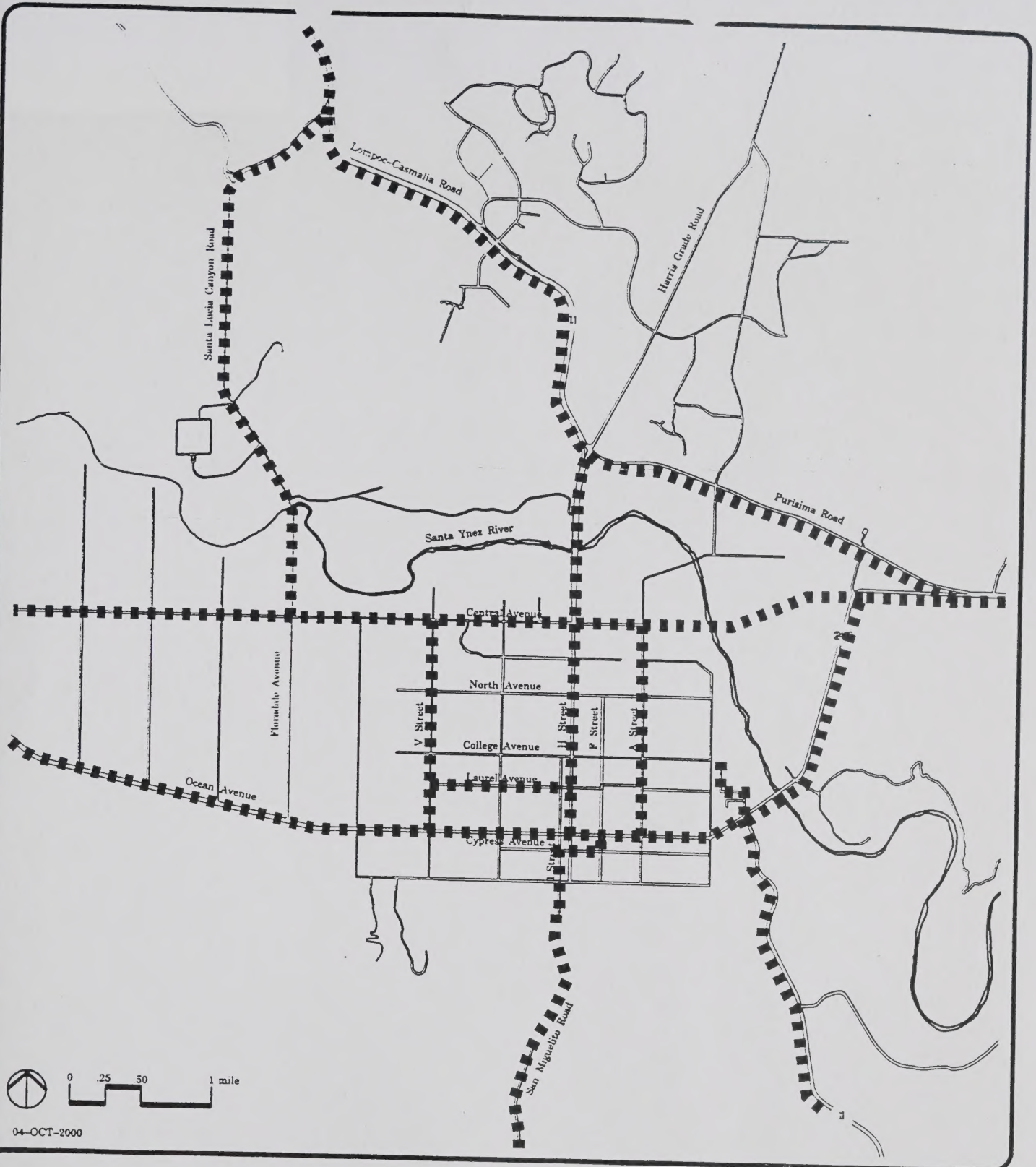
PARK OVERLAY

COMMUNITY
FACILITY

HIGHWAY 246

GP 00-01
ADOPTED SEPTEMBER 19, 2000
BY RESOLUTION NO. 4878(00)





04-OCT-2000

Adopted by City Council
on September 19, 2000
with Resolution No. 4878 (00)

Exhibit C

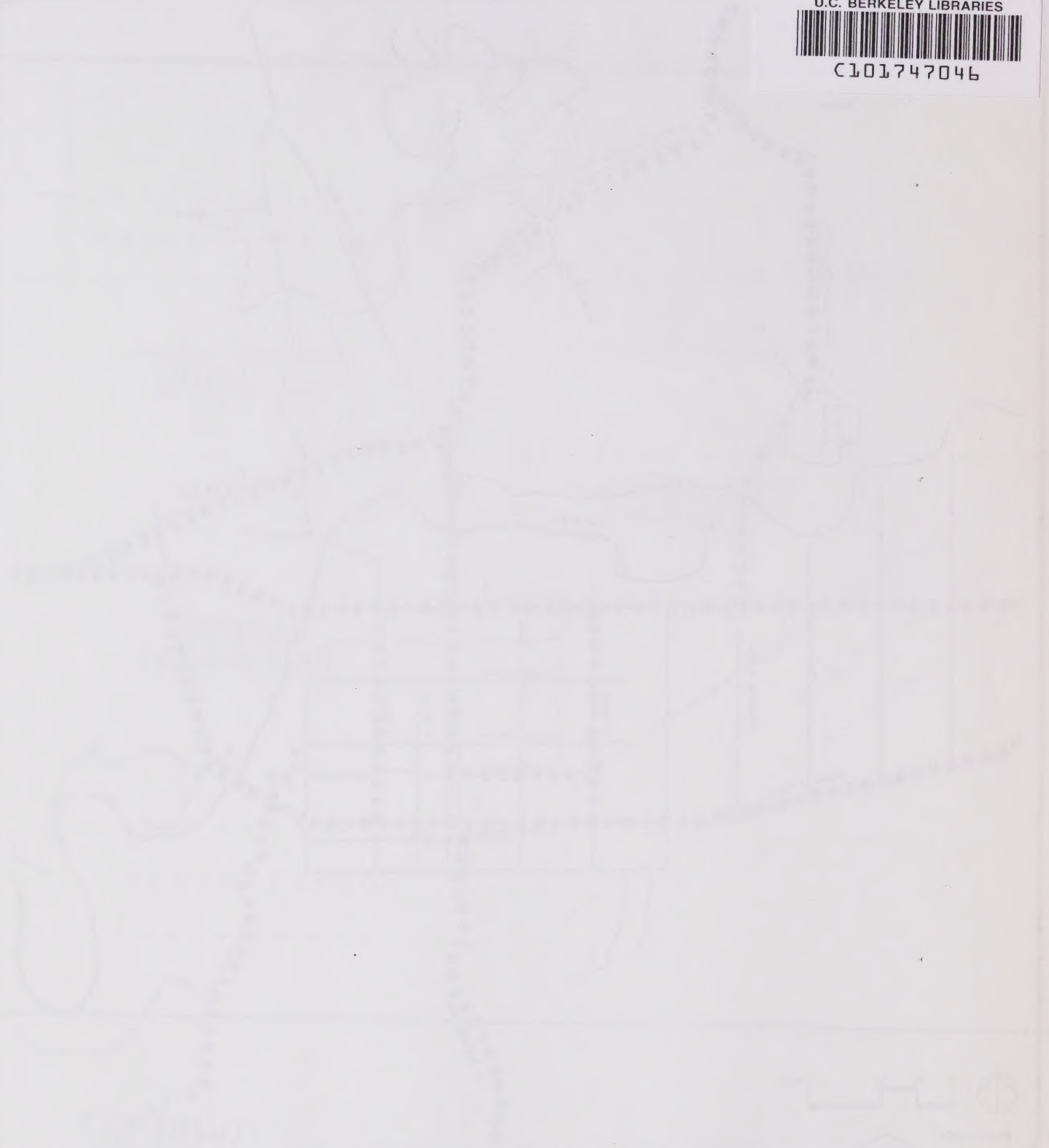
Truck Routes

■■■■■■■ Truck Route

U.C. BERKELEY LIBRARIES



C101747046



Original by the General
on September 10, 1875
with description of the same

Exhibit 5



01-NOV-2001

City of Lompoc Land Use Element Map

Note: This is one of a series of maps and textual material which, combined, constitute the development policies of the City of Lompoc. Allowable land uses for given parcels of land cannot be determined solely by reference to this map.

Approved by City Council on October 28, 1997 - Resolution No. 4641 (97)
Revised by City Council on February 16, 1999 - Resolution No. 4741 (99)
Revised by City Council on January 7, 2000 - Resolution No. 4817 (99)
Revised by City Council on September 19, 2000 - Resolution No. 4878 (00)
Revised by City Council on May 15, 2001 - Resolution No. 4925 (01)

- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use

- Neighborhood Commercial
- Office Commercial
- Old Town Commercial
- General Commercial
- Community Facility

- Business Park
- Light Industrial
- General Industrial
- Open Space
- Agriculture

- Proposed Park
- Proposed School

- City Limits
- Sphere of Influence
- Urban Limit Line

